

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Windsor Blvd. 50 ft. (+/-)
from c/l Oakside Circle * ZONING COMMISSIONER
Lots 38,39,40 Windsor Mill Manor
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Legal Owner: J.M.L.Dev. Corp. * CASE No. 96-91-SPH
Contract Purchaser: Ricklin
Homes, Inc. *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for three lots in the Windsor Mill Manor subdivision, a community of single family dwellings located in the Woodlawn section of Baltimore County. The Petition is filed by J.M.L. Development Corporation, property owner and Ricklin Homes, Inc., builder. Special Hearing relief is requested to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend the building envelopes and orientation of proposed dwellings on lots 38, 39 and 40.

Appearing at the requisite public hearing held for this case was Linas Zubkus, on behalf of J.M.L. Development Corporation. There were no Protestants or other interested persons present.

Examination of the site of the First Amended Final Development Plan submitted (Petitioner's Exhibit No. 1) shows that the subject subdivision comprises approximately 12.15 acres in net area zoned D.R.5.5. As noted above, this is a subdivision of single family dwellings, located not far from Woodlawn Junior High School in western Baltimore County. Mr. Zubkus indicated that much of the subdivision has been built out, however, several unimproved lots remain. Three of the subject lots are designated on the site plan as Nos. 38, 39 and 40. These lots are on the north side of the property, north of Windsor Boulevard and just south of the tract boundary separating the property from the junior high school.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Mr. Zubkus indicated that when the initial Final Development Plan was submitted, the building envelopes and house orientations shown on the plan indicated that the dwellings proposed for those three lots would face the school property. Upon build out of the subdivision, the developer and builder determined that the orientation of the houses should be rotated 180 degrees. As shown on the amended plan, the houses will now front Windsor Boulevard. Vehicular access to lots 38 and 39 will be by way of a driveway and curb cut on Windsor Mill Boulevard. Vehicular access to lot 40 will be by way of a side driveway, from Oakside Circle.

Mr. Zubkus indicated that the requested amendment of the development plan was consistent with the spirit and intent of the BCZR and will not in any way detrimentally affect the surrounding locale. It is to be noted that the Office of Planning and Zoning supports the request, as stated in its Zoning Plans Advisory Committee (ZAC) comment. The Development Plans Review Division also notes no opposition to the request with the exception of a requested note that provides that no driveways will access Windsor Boulevard other than for these three subject lots. A grant of the relief requested would not be contrary to this restriction and is acceptable to Mr. Zubkus.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 502 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. It is clear that the change to the plan is minor in nature and represents an improvement to the overall scheme of the development of this subdivision. I shall condition the granting of the relief requested to require adherence to the ZAC comment from the Development Plans Review Division. With the exception of lots 38, 39 and 40, no driveways shall be allowed to enter the proposed Windsor Boulevard.

10/19/95
M. [Signature]

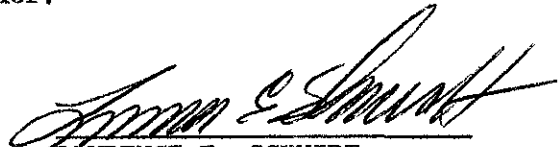
10/20/95

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of October, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the building envelopes and orientation of proposed dwellings on lots 38, 39 and 40, pursuant to the First Amended Final Development Plan for Windsor Mill Manor, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the ZAC comment submitted by the Development Plans Review Division dated September 15, 1995 are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 10/19/95
By Mr. G. H. [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1995

Mr. Linus Zubkus
Vice President
J.M.L. Development Corporation
101 Chestnut St., Suite 110
Gaithersburg, Md. 20877

RE: Petitions for Special Hearing
JML Dev. Corp, Legal Owner
Ricklin Homes, Inc., Contract Purchaser
Case No. 96-91-SPH

Dear Mr. Zubkus:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

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Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.



Petition for Special Hearing

96-91-SFH

to the Zoning Commissioner of Baltimore County

for the property located at Windsor Mill Manor

which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to approve the
1st Amended Final Development
plan for Windsor Mill Manor, to
amend lots 38, 39 and 40.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Ricklin Homes, Inc.
Mr. Richard Kirby, President

(Type or Print Name)

Signature

14515 Partnership Road

Address

Poolesville, MD 20837

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

J.M.L. Development Corp.
Mr. Linas Zukkus, Vice President

(Type or Print Name)

Signature

(Type or Print Name)

Signature

101 Chestnut St. Suite 110 (301) 948-2919

Address

Phone No.

Gaithersburg, MD 20877

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Mr. Richard Kirby

Name

948-2919

14515 Partnership Rd. (301) 948-9300

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8/24/95

MICROFILMED

87

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

96-91-SPH

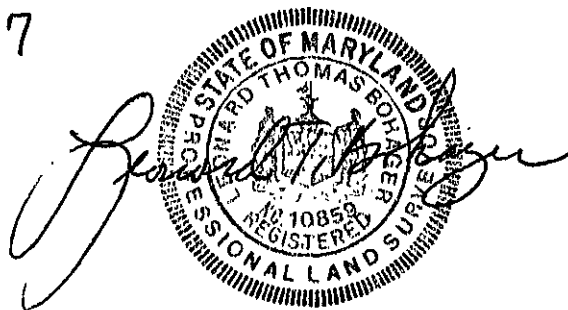
ZONING DESCRIPTION
PART OF WINDSOR MILL MANOR
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point being North 16 degrees 41 minutes 51 seconds East 60.16 feet from the centerline intersection of Windsor Boulevard, 70 feet wide, and Oakside Circle, variable width, said point being designated as coordinate point No. 18 all as shown on a plat entitled "Plat Two Windsor Mill Manor" and recorded among the Land Records of Baltimore County in Plat Book S.M. 62 folio 45; thence

1. Northerly 115.86 feet along a non-tangent curve concave to the west having a radius of 125.00 feet (the chord of said arc being North 34 degrees 59 minutes 23 seconds West 111.76 feet); thence
2. North 33 degrees 57 minutes 55 seconds East 78.77 feet; thence
3. North 87 degrees 10 minutes 48 seconds East 172.00 feet; thence
4. South 24 degrees 53 minutes 02 seconds East 114.22 feet; thence
5. Westerly 197.00 feet along a non-tangent curve concave to the north having a radius of 1665.00 feet (the chord of said arc being South 68 degrees 30 minutes 21 seconds West 196.89 feet); thence
6. North 57 degrees 53 minutes 00 seconds West 19.58 feet to the point of beginning.

CONTAINING 0.699 acres of land, more or less.

#87



8-14-95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-91-SPH

District 2nd

Date of Posting 9/22/95

Posted for: Special Hearing

Petitioner: Richi Homes

Location of property: lots 38, 39 & 40 - Windsor Mill Manor

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by W. Stokely Date of return: 9/29/95
Signature

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor

N/S Windsor Boulevard,
50+/- from 61 Oakside Circle
2nd Election District
2nd Councilmanic
Legal Owner(s):

J.M.L. Development Corporation

Contract Purchaser:

Ricklin Homes, Inc.

Hearing: Friday,

October 13, 1995 at 11:00

a.m. in Rm. 106, County Office

Building.

Special Hearing to approve
the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concerning
the file and/or Hearing, Please
Call 887-3391.

9/17/95, Sept. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

007790

DATE 8-24-95 ACCOUNT R-001-615-000

96-91-SPH

AMOUNT \$ 185.00

RECEIVED FROM: J.M.L. Dev. Corp.

030 -- SPM -- 3 lots (\$50) = 150 Item # 87

080 -- SIGN -- -- -- 35 Taken: JRF

FOR: \$ 185.00

DIADLN0053MTCRC \$185.00
BA C010135AM08-24-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 87

Petitioner: Ricklin Homes, Inc.

Location: "Windsor Mill Manor"; Windsor Blvd. @ Sauter Lane.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Richard Kirby

ADDRESS: 14515 Partnership Road

Poolesville, MD 20837

PHONE NUMBER: (301) 948-2919, 948-9300

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
September 12, 1995 Issue - Jeffersonian

Please forward billing to:

Richard Kirby
14515 Partnership Road
Poolesville, MD 20837
948-2929

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor
N/S Windsor Boulevard, 50' +/- from c/l Oakside Circle
2nd Election District - 2nd Councilmanic
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
HEARING: FRIDAY, OCTOBER 13, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-91-SPH (Item 87)

Lots 38, 39, and 40, Windsor Mill Manor

N/S Windsor Boulevard, 50' +/- from c/l Oakside Circle

2nd Election District - 2nd Councilmanic

Legal Owner: J.M.L. Development Corporation

Contract Purchaser: Ricklin Homes, Inc.

HEARING: FRIDAY, OCTOBER 13, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: J. M. L. Development Corporation
Richard Kirby/Ricklin Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 6, 1995

Linus Zubkus, Vice President
J. M. L. Development Corp.
101 Chestnut St., Suite 110
Gaithersburg, MD 20877

RE: Item No.: 87
Case No.: 96-91-SPH
Petitioner: J. M. L. Development

Dear Mr. Zubkus:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp. The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 11, 1995

FROM: Pat Keller, Director, OP 

SUBJECT: Windsor Mill Manor

INFORMATION:

Item Number: 87

Petitioner: J.M.L. Development Corporation

Property Size: _____

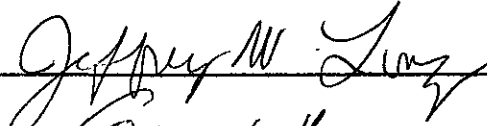
Zoning: DR-5.5

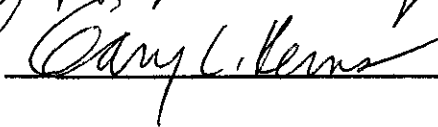
Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: 

Division Chief: 

PK/JL

APPROVED FOR THE BOARD OF PLANNING
SEP 14 1995

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Item No. 087

The Development Plans Review Division has reviewed the subject zoning item. Please add the following note to Sheet 2 of 2 of the 1st Amended F.D.P., " With the exception of Lots #38, 39 and 40, no driveways are to enter proposed Windsor Boulevard."

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

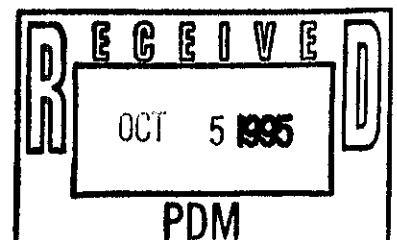
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. *Q*

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9-5-95

DATE: Sept. 14

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 81
83
87
89
91
92

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 087 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Windsor Blvd. 50 ft. (+/-)
from c/l Oakside Circle * ZONING COMMISSIONER
Lots 38,39,40 Windsor Mill Manor
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2nd Councilmanic District
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Contract Purchaser: Ricklin
Homes, Inc. *

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ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

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10/19/95
M. [Signature]

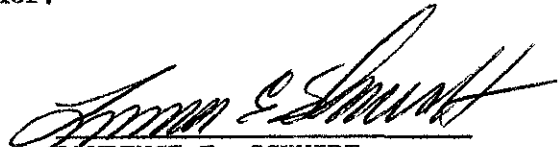
10/20/95

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THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of October, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the building envelopes and orientation of proposed dwellings on lots 38, 39 and 40, pursuant to the First Amended Final Development Plan for Windsor Mill Manor, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

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2. Compliance with the ZAC comment submitted by the Development Plans Review Division dated September 15, 1995 are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 10/19/95
By M. G. [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1995

Mr. Linus Zubkus
Vice President
J.M.L. Development Corporation
101 Chestnut St., Suite 110
Gaithersburg, Md. 20877

RE: Petitions for Special Hearing
JML Dev. Corp, Legal Owner
Ricklin Homes, Inc., Contract Purchaser
Case No. 96-91-SPH

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Very truly yours,

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Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.



Petition for Special Hearing

96-91-SFH

to the Zoning Commissioner of Baltimore County

for the property located at Windsor Mill Manor

which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to approve the
1st Amended Final Development
plan for Windsor Mill Manor, to
amend lots 38, 39 and 40.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Ricklin Homes, Inc.
Mr. Richard Kirby, President

(Type or Print Name)

Signature

14515 Partnership Road

Address

Poolesville, MD 20837

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

J.M.L. Development Corp.
Mr. Linas Zukkus, Vice President

(Type or Print Name)

Signature

(Type or Print Name)

Signature

101 Chestnut St. Suite 110 (301) 948-2919

Address

Phone No.

Gaithersburg, MD 20877

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Mr. Richard Kirby

Name

948-2919

14515 Partnership Rd. (301) 948-9300

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: *[Signature]*

DATE 8/24/95

MICROFILMED

87

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

96-91-SPH

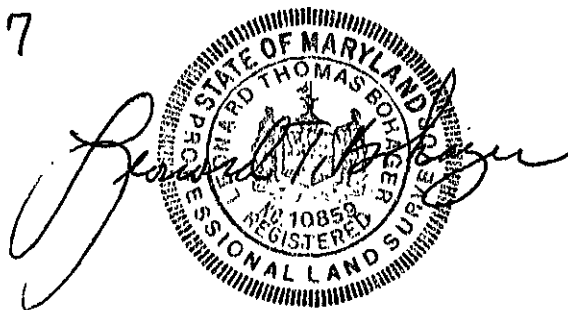
ZONING DESCRIPTION
PART OF WINDSOR MILL MANOR
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point being North 16 degrees 41 minutes 51 seconds East 60.16 feet from the centerline intersection of Windsor Boulevard, 70 feet wide, and Oakside Circle, variable width, said point being designated as coordinate point No. 18 all as shown on a plat entitled "Plat Two Windsor Mill Manor" and recorded among the Land Records of Baltimore County in Plat Book S.M. 62 folio 45; thence

1. Northerly 115.86 feet along a non-tangent curve concave to the west having a radius of 125.00 feet (the chord of said arc being North 34 degrees 59 minutes 23 seconds West 111.76 feet); thence
2. North 33 degrees 57 minutes 55 seconds East 78.77 feet; thence
3. North 87 degrees 10 minutes 48 seconds East 172.00 feet; thence
4. South 24 degrees 53 minutes 02 seconds East 114.22 feet; thence
5. Westerly 197.00 feet along a non-tangent curve concave to the north having a radius of 1665.00 feet (the chord of said arc being South 68 degrees 30 minutes 21 seconds West 196.89 feet); thence
6. North 57 degrees 53 minutes 00 seconds West 19.58 feet to the point of beginning.

CONTAINING 0.699 acres of land, more or less.

#87



8-14-95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-91-SPH

District 2nd

Date of Posting 9/22/95

Posted for: Special Hearing

Petitioner: Richi Homes

Location of property: lots 38, 39 & 40 - Windsor Mill Manor

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by W. Stokely Date of return: 9/29/95
Signature

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor

N/S Windsor Boulevard,
50+/- from 61 Oakside Circle
2nd Election District
2nd Councilmanic
Legal Owner(s):

J.M.L. Development Corporation

Contract Purchaser:

Ricklin Homes, Inc.

Hearing: Friday,

October 13, 1995 at 11:00

a.m. in Rm. 106, County Office

Building.

Special Hearing to approve
the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concerning
the file and/or Hearing, Please
Call 887-3391.

9/17/95, Sept. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

007790

DATE 8-24-95 ACCOUNT R-001-615-000

96-91-SPH

AMOUNT \$ 185.00

RECEIVED FROM: J.M.L. Dev. Corp.

030 -- SPH -- 3 lots (\$50) = 150 Item # 87

080 -- SIGN -- - - - - 35 Taken: JRF

FOR: \$ 185.00

DIADLN0053MTCRC \$185.00
BA 0010135AM08-24-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 87

Petitioner: Ricklin Homes, Inc.

Location: "Windsor Mill Manor"; Windsor Blvd. @ Sauter Lane.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Richard Kirby

ADDRESS: 14515 Partnership Road

Poolesville, MD 20837

PHONE NUMBER: (301) 948-2919, 948-9300

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
September 12, 1995 Issue - Jeffersonian

Please forward billing to:

Richard Kirby
14515 Partnership Road
Poolesville, MD 20837
948-2929

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor
N/S Windsor Boulevard, 50' +/- from c/l Oakside Circle
2nd Election District - 2nd Councilmanic
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
HEARING: FRIDAY, OCTOBER 13, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor
N/S Windsor Boulevard, 50' +/- from c/l Oakside Circle
2nd Election District - 2nd Councilmanic
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
HEARING: FRIDAY, OCTOBER 13, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: J. M. L. Development Corporation
Richard Kirby/Ricklin Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 6, 1995

Linus Zubkus, Vice President
J. M. L. Development Corp.
101 Chestnut St., Suite 110
Gaithersburg, MD 20877

RE: Item No.: 87
Case No.: 96-91-SPH
Petitioner: J. M. L. Development

Dear Mr. Zubkus:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp. The signature is slanted and somewhat stylized.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 11, 1995

FROM: Pat Keller, Director, OP 

SUBJECT: Windsor Mill Manor

INFORMATION:

Item Number: 87

Petitioner: J.M.L. Development Corporation

Property Size: _____

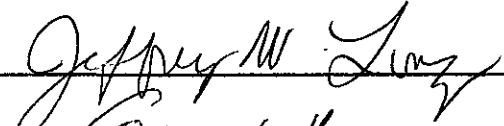
Zoning: DR-5.5

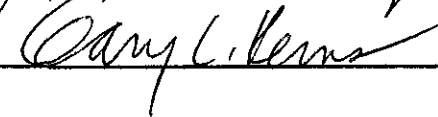
Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: 

Division Chief: 

PK/JL

APPROVED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Item No. 087

The Development Plans Review Division has reviewed the subject zoning item. Please add the following note to Sheet 2 of 2 of the 1st Amended F.D.P., " With the exception of Lots #38, 39 and 40, no driveways are to enter proposed Windsor Boulevard."

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

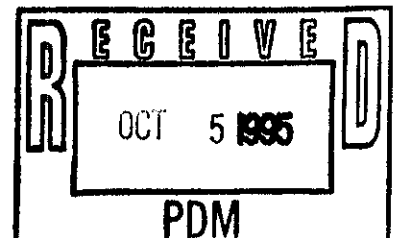
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. *Q*

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9-5-95

DATE: Sept. 14

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 81
83
87
89
91
92

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 087 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

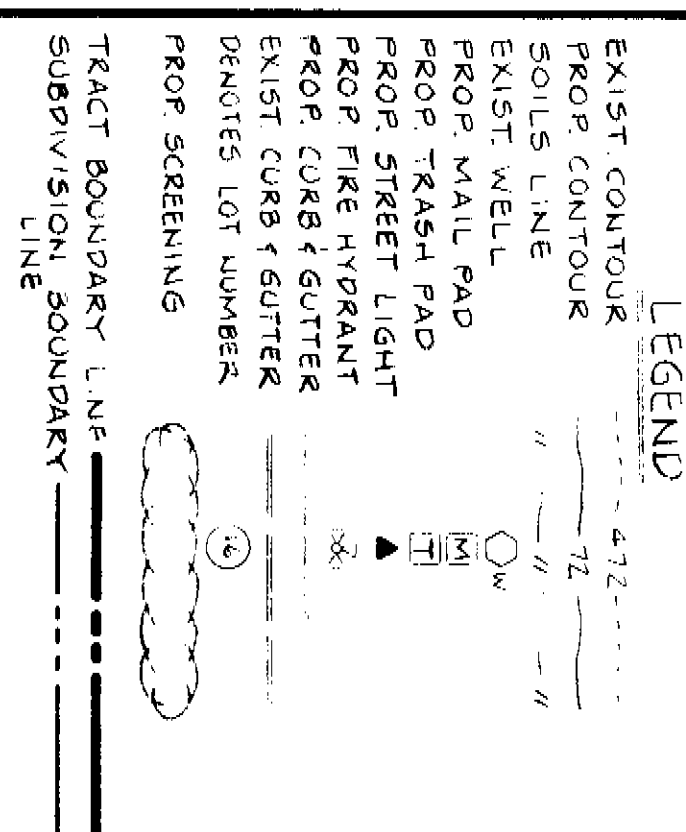
My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

SOIL TYPES AND LIMITATIONS

TYPE	STREETS & PARKING LOTS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
M&B2	MODERATE SLOPE	SLIGHT	B
AdB2	MODERATE SEASONALLY PERCHED WATER TABLE	SLIGHT	D



NOTE:
ALL EXISTING STRUCTURES ON SITE ARE TO BE
RATED EXCEPT EX. DWELLINGS ON LOTS 1 AND 2.

BALTIMORE COUNTY BOARD OF EDUCATION
W.J.R. 3653/379
ZONED DR 5.5
USE: WOODLAWN JR. HIGH SCHOOL

Tabulations

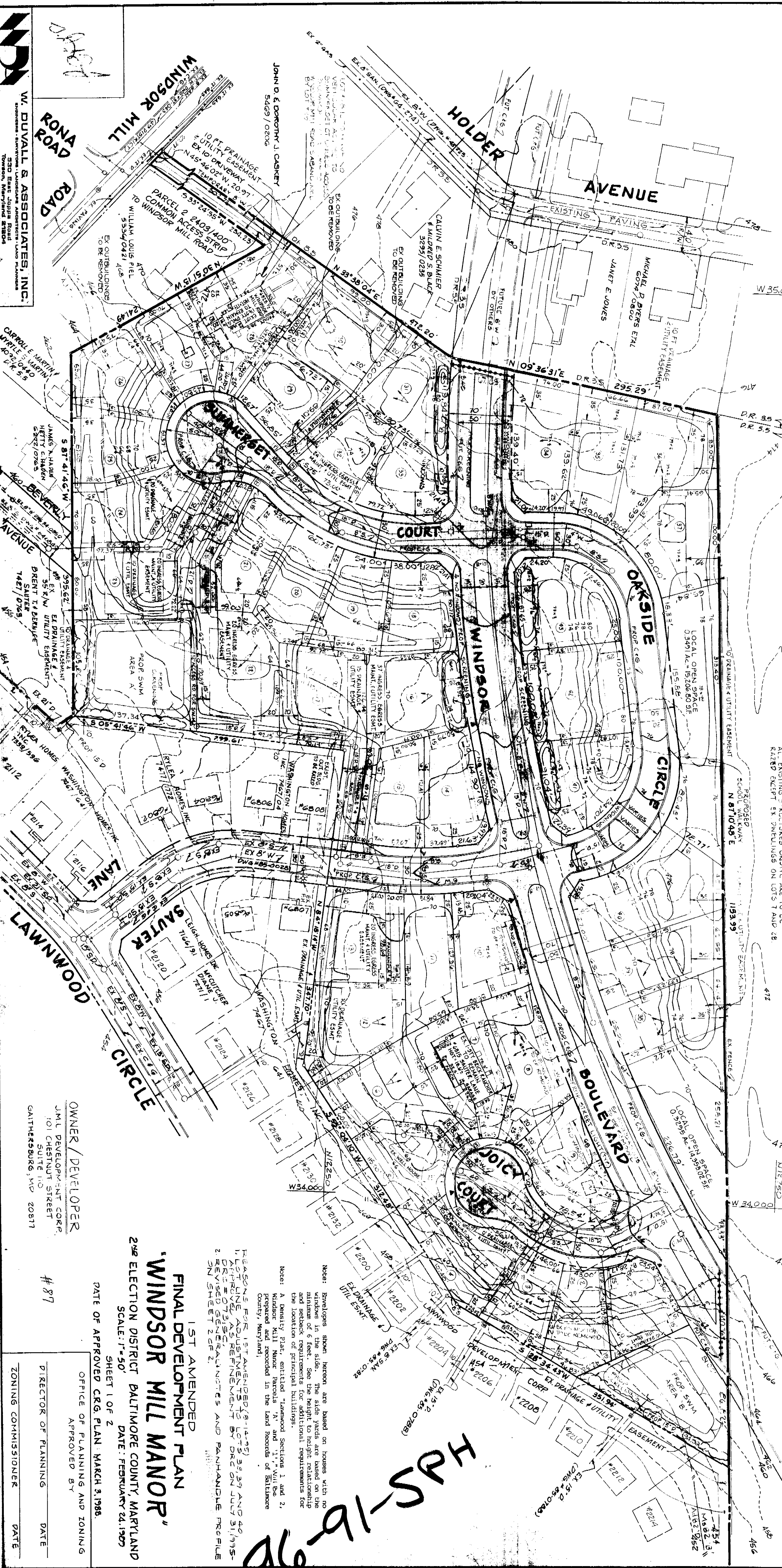
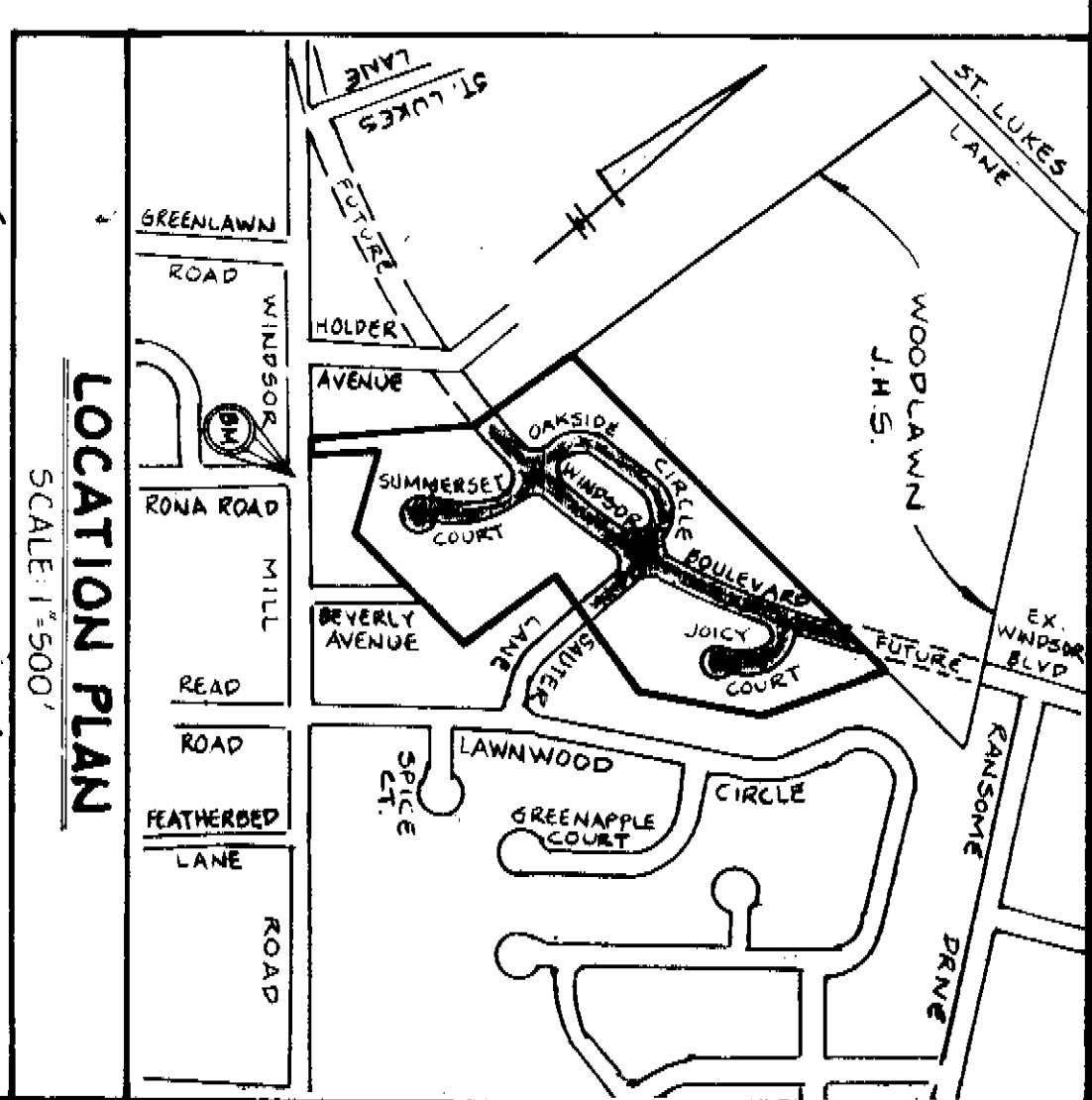
Open Space:
Required - 43 units x 650 S.F./unit = 27,950 S.F.
Proposed - 29,560 S.F. of open space is provided on the plan.

Parking:
Required - 2 off-street spaces/unit x 43 units = 86 spaces
Proposed - 86 off-street spaces

Landscaping:
Required - 1 tree/unit x 43 units = 43 trees
Proposed - 508 Evergreen trees
508 Major Deciduous trees
Proposed - see landscape plan

A.D.T. 8:
Estimated Average Daily Trips (A.D.T. 8)
43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BENCH MARK
BALTO CO. X-4300 ELEV. 468.30
GALVANIZED STEEL IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD



OWNER/DEVELOPER
J.M. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

#87

FINAL DEVELOPMENT PLAN 'WINDSOR MILL MANOR'

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
DATE: FEBRUARY 24, 1987

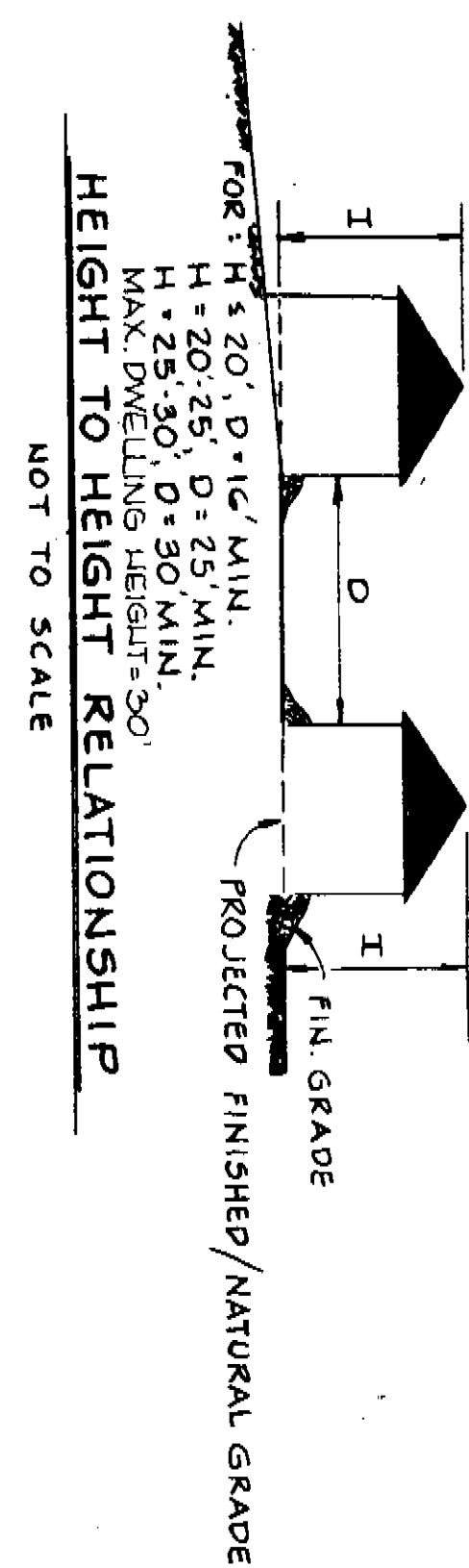
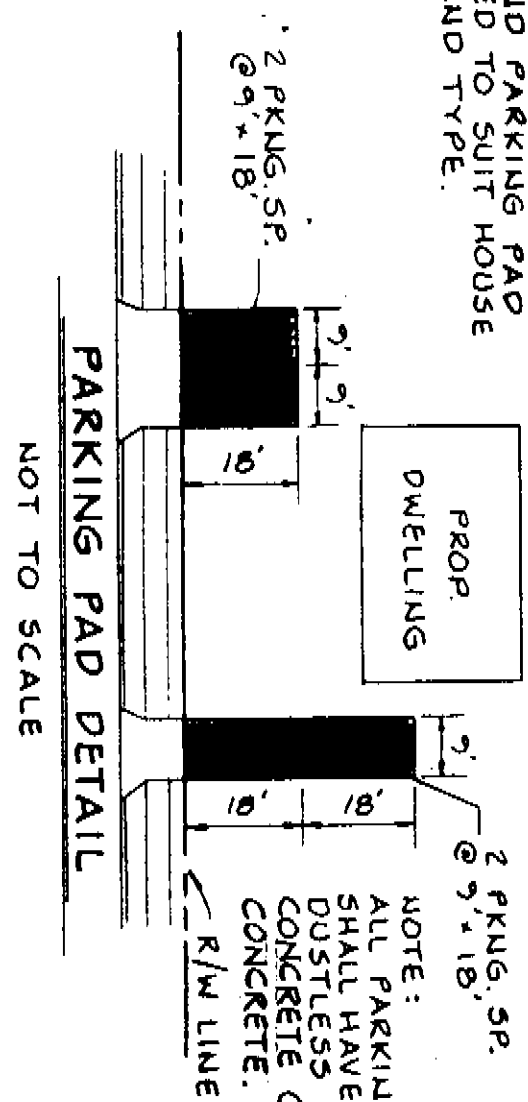
DATE OF APPROVED CRG. PLAN: MARCH 3, 1988.

OFFICE OF PLANNING AND ZONING APPROVED BY	DATE
DIRECTOR OF PLANNING	
ZONING COMMISSIONER	

P.N. 87-064

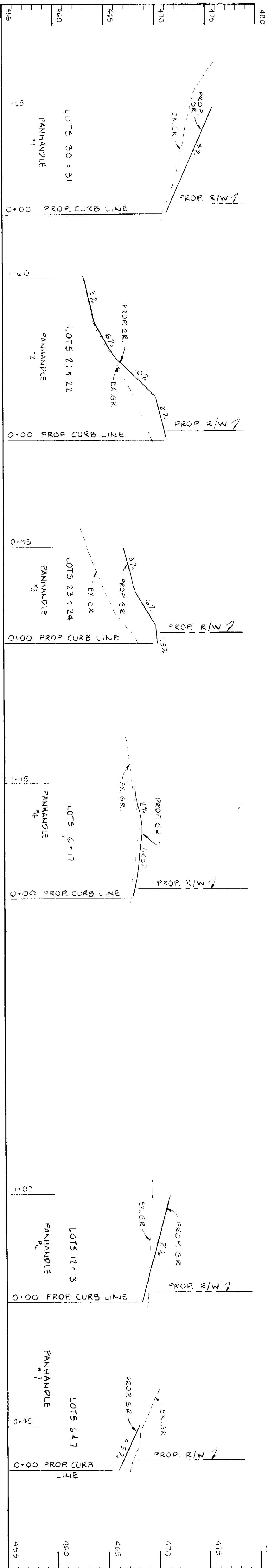
96-91-SAR

NOTE:
DRIVEWAY AND PARKING PAD
TO BE LOCATED TO SUIT HOUSE
LOCATION AND TYPE.



SETBACK REQUIREMENTS

40' WINDOW TO WINDOW
115' WINDOW TO PROPERTY LINE
35' WINDOW TO TRACT BOUNDARY
25' WINDOW TO RIGHT-OF-WAY LINE
30' BUILDING TO TRACT BOUNDARY
6' SIDE YARD ENVELOPES
50' WINDOW TO E. EX. ROAD R/W
BUILDING TO EXISTING ROAD - 25'
BUILDING TO PROPOSED R/W - 0'



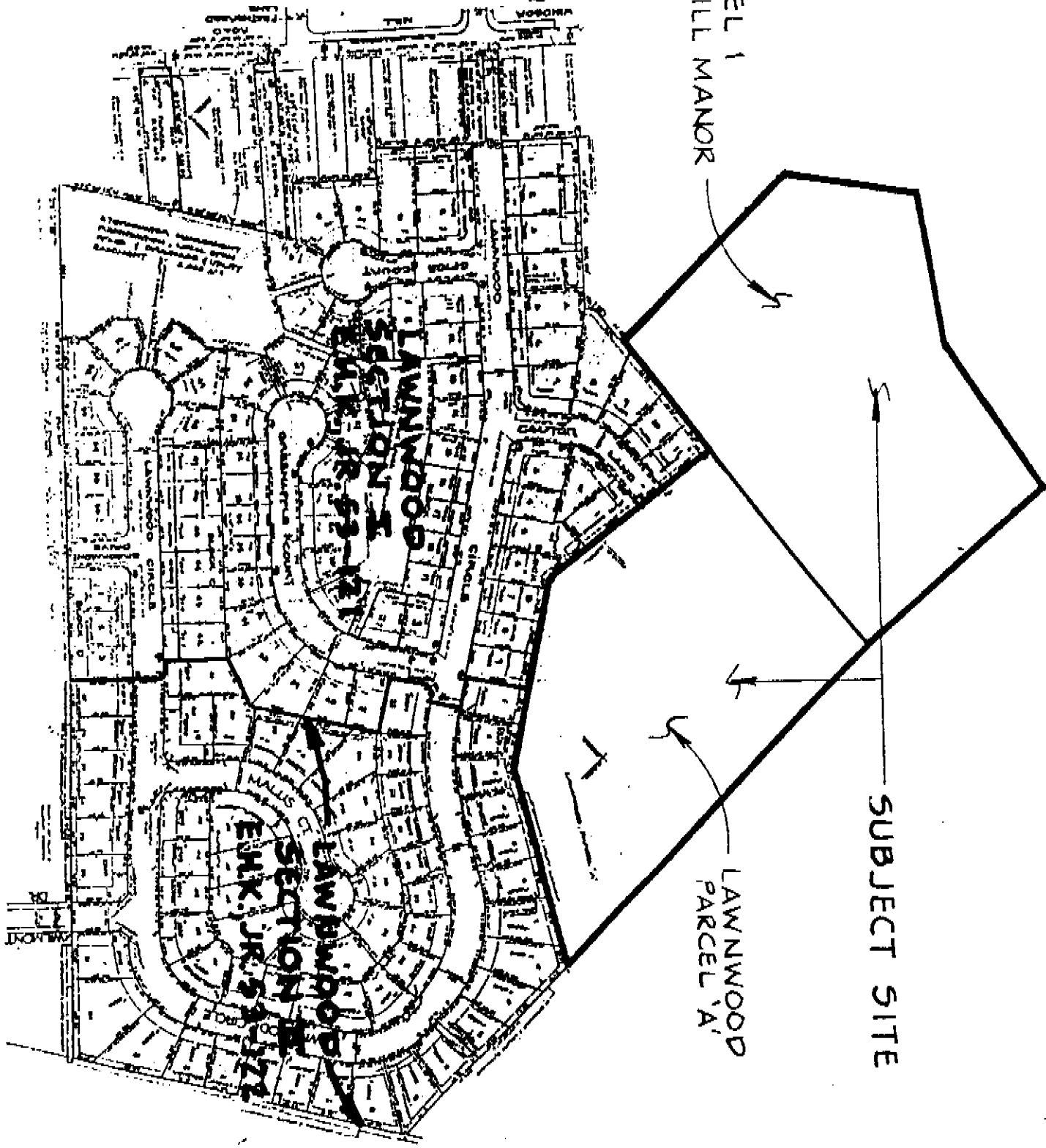
PANHANDLE DRIVEWAY PROFILES

SCALE: 1"=50' HZ., 1"=5' V

General Notes


1. Topography shown hereon is field run.
 2. Boundary shown hereon was taken from a boundary survey prepared by Michael B. DALLAS, R.L.S. #106, revised May 24, 1986.
 3. Existing buildings onsite are to remain. All other existing structures are to be razed.
 4. Prior to razing, existing buildings to be razed will be surveyed for asbestos.
 5. There are no known wetlands, critical areas, archaeological or historical sites, or other sensitive habitats, or any existing sewage disposal systems onsite are to be pumped and backfilled in accordance with current Maryland State Health Department Regulations.
 7. Any existing wells onsite will be abandoned in accordance with current Maryland State Health Department Regulations. Any drilled wells are to be backfilled with clean drill cuttings and grout. All wells are to be backfilled with clean drill cuttings prior to grading. A well abandonment report to be filed.
 8. Fuel and Pesticide Storage Tanks, if encountered during construction, are to be drained by approved methods, contents disposed of in accordance with County, State, and Federal regulations, and tanks are to be removed and disposed in accordance with County and Federal regulations.
 9. Fertilization maps will be installed at all intersections.
 10. Proposed screening plant hereon is approved; see landscape plan for approved plantings.
 11. Existing dwellings to remain have windows on all sides.
 12. Housing types to be detached single-family units.
 13. All lots to be collected by Baltimore County, in right-of-way easements.
 14. Buildings shown hereon are for the location of all principal buildings only. Accessory structures, fences, and driveways shall not be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County zoning regulations. (Subject to covenants and applicable building regulations.)
 15. This development is approved by the zoning commissioner and the planning commission of the zoning regulations, that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be used for other than residential purposes. All existing dwellings divided, subdivided, or otherwise subdivided into dwellings or any portion thereof will have occurred when a dwelling is constructed and transferred for the purpose of occupancy. This development plan complies with the CMC plan and all CMC covenants.
 17. Local open space to be owned & maintained by Baltimore County.
 18. Lots 5, 7, 11, 13, 15, 21, 24, 29 and 32 are adjacent to parcels shown hereon and may have driveway access onto parcels shown hereon.
 19. Buildings are to be paved with bituminous concrete.
 20. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
 22. A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
 23. Prior to the issuance of a building permit, a minimum of 2, 10, & 100 years of riparian forest management is required for 2, 10, & 100 years from streamlines. Water quality management is required for the first 0.5' of runoff from all impervious surfaces.
 24. Two elevated detention structures are proposed, to meet these requirements.
- County of Frederick, Frederick and Projections into 1991
Action may be conducted in Frederick Plan Area or Hydrus soils.

DENSITY DRAWING
NOT TO SCALE



TAKEN FROM 3rd LAMNWOOD Final Development Plan			
LAMNWOOD SECTION II			
PROPERTY ADDRESS	LAMNWOOD SECTION I	LAMNWOOD SECTION II	TOTAL
GRACE 1000 W. 10th	18,792	11,712	30,504
WILSON			
DISCOUNT MARTS			
ALUMINUM	75,100,292	75,111,782	150,212,074
ALUMINUM	100,000	60,446	160,446
PROPOSED MARTS		61	61
	79		110

OVERALL PENNITY CALCULATIONS						LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & 1	
	LAWNWOOD SECTION 1	LAWNWOOD SECTION 2	WINDSOR MILL MANOR PARCEL "A"	WINDSOR MILL MANOR PARCEL "1"	TOTALS		
GRASSY ACRES	10.272	11.72	0.152	7.6765	43.8405		
DWELLING UNITS ALLOWED	105.0272 *	55.1172 *	55.6152 *	33.036	55.43.9405		
DWELLING UNITS PROPOSED	79	61	43 *	—	103		
PENNTY UNITS REMAINING	21.606	5.46	33.057 *	—	50.123		



W. DUVALL & ASSOCIATES, INC.
ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS · LAND PLANNERS
530 East Joppe Road
Towson, Maryland 21204
(301)853-8571

OWNER / DEVELOPER
J.M.L. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

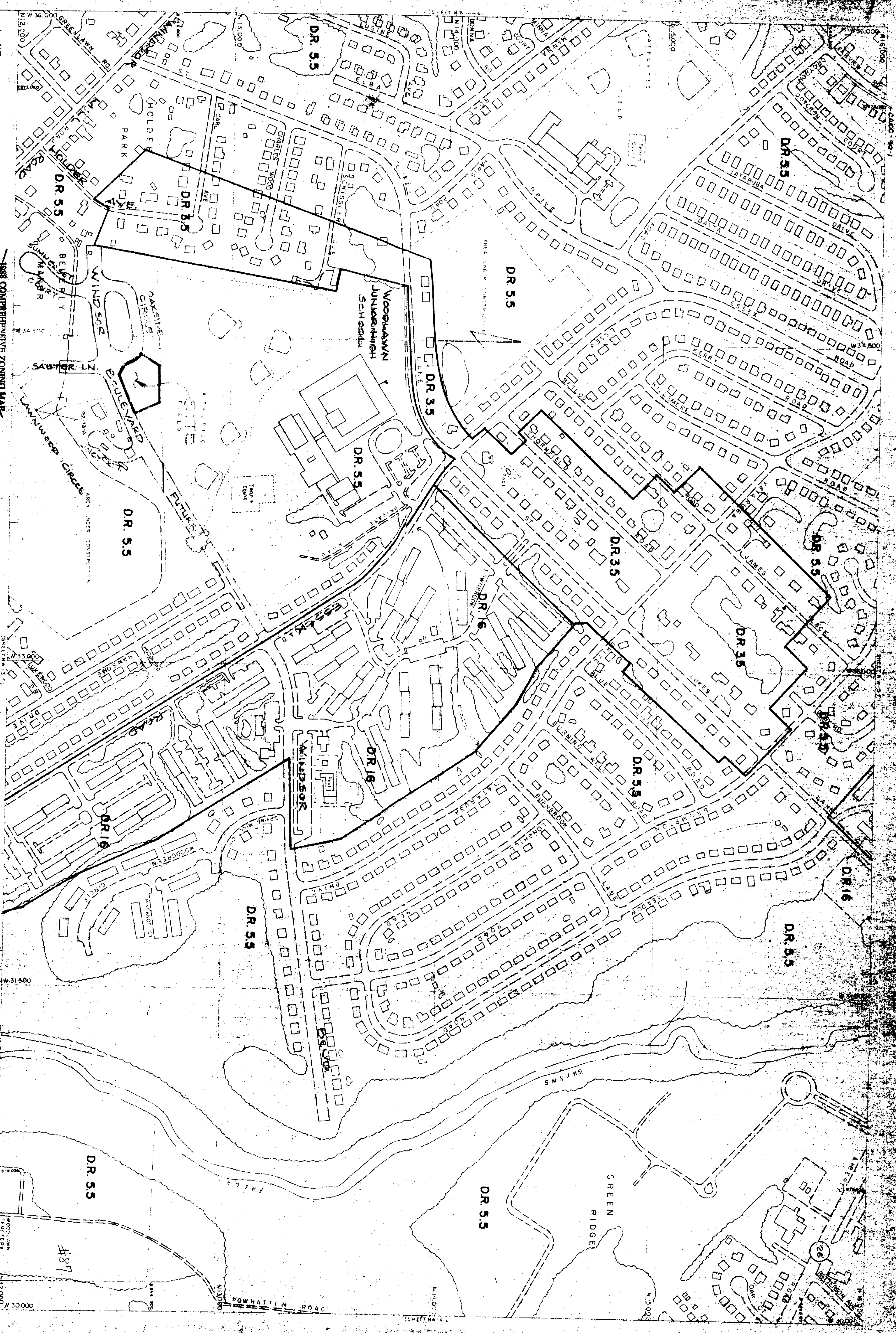
1ST AMENDED
FINAL DEVELOPMENT PLAN
"WINDSOR MILL MANOR"
2ND ELECTION DISTRICT BALTIMORE CO., MD
SCALE: AS SHOWN DATE: FEBRUARY 26, 1979.

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING	DATE

ZONING COMMISSIONER DATE

P.N. 87-064



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT CHANGES IN ZONING
BY RECHARTING, INC. BALTIMORE, MD 21210

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 15, 1972
BY RESOLUTION NO. 10-72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 15, 1972
BY RESOLUTION NO. 10-72

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1985
LOCATION	MILFORD AREA
SHEET	N.W. 4-F



PREPARED BY AIR PHOTOGRAPHICS, INC.
WASHINGTON, D. C. 20001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

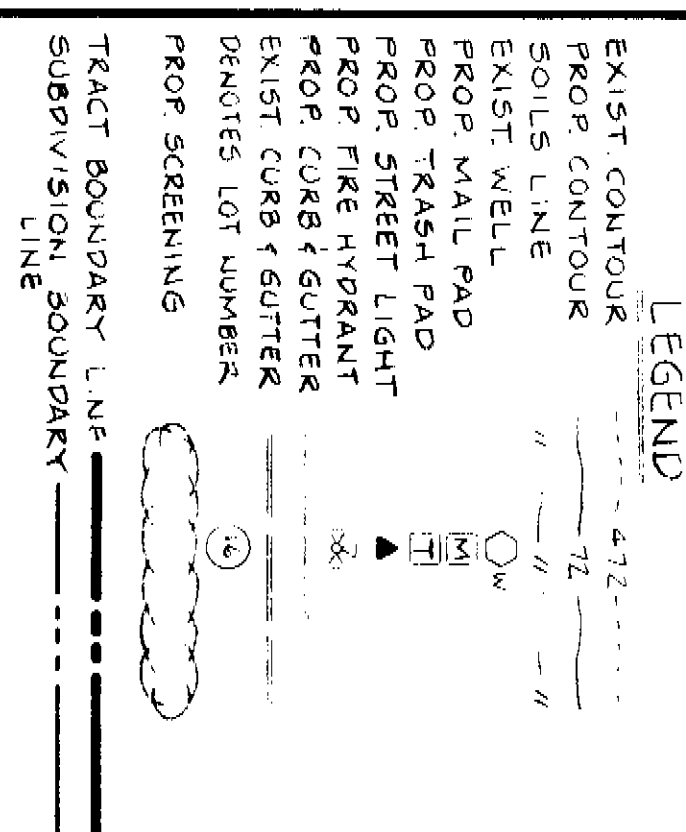
SCALE 1" = 200'
LOCATION SHEET
DATE OF PHOTOGRAPHY
JANUARY 1986
MILFORD AREA
NW 4-F

#37

96-91-SPH

SOIL TYPES AND LIMITATIONS

TYPE	STREETS & PARKING LOTS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
M&B2	MODERATE SLOPE	SLIGHT	B
AdB2	MODERATE SEASONALLY PERCHED WATER TABLE	SLIGHT	D



NOTE:
ALL EXISTING STRUCTURES ON SITE ARE TO BE
RATED EXCEPT EX. DWELLINGS ON LOTS 1 AND 2.

BALTIMORE COUNTY BOARD OF EDUCATION
W.J.R. 3653/379
ZONED DR 5.5
USE: WOODLAWN JR. HIGH SCHOOL

Tabulations

Open Space:
Required - 43 units x 650 S.F./unit = 27,950 S.F.
Proposed - 29,560 S.F. of open space in provided on the plan.

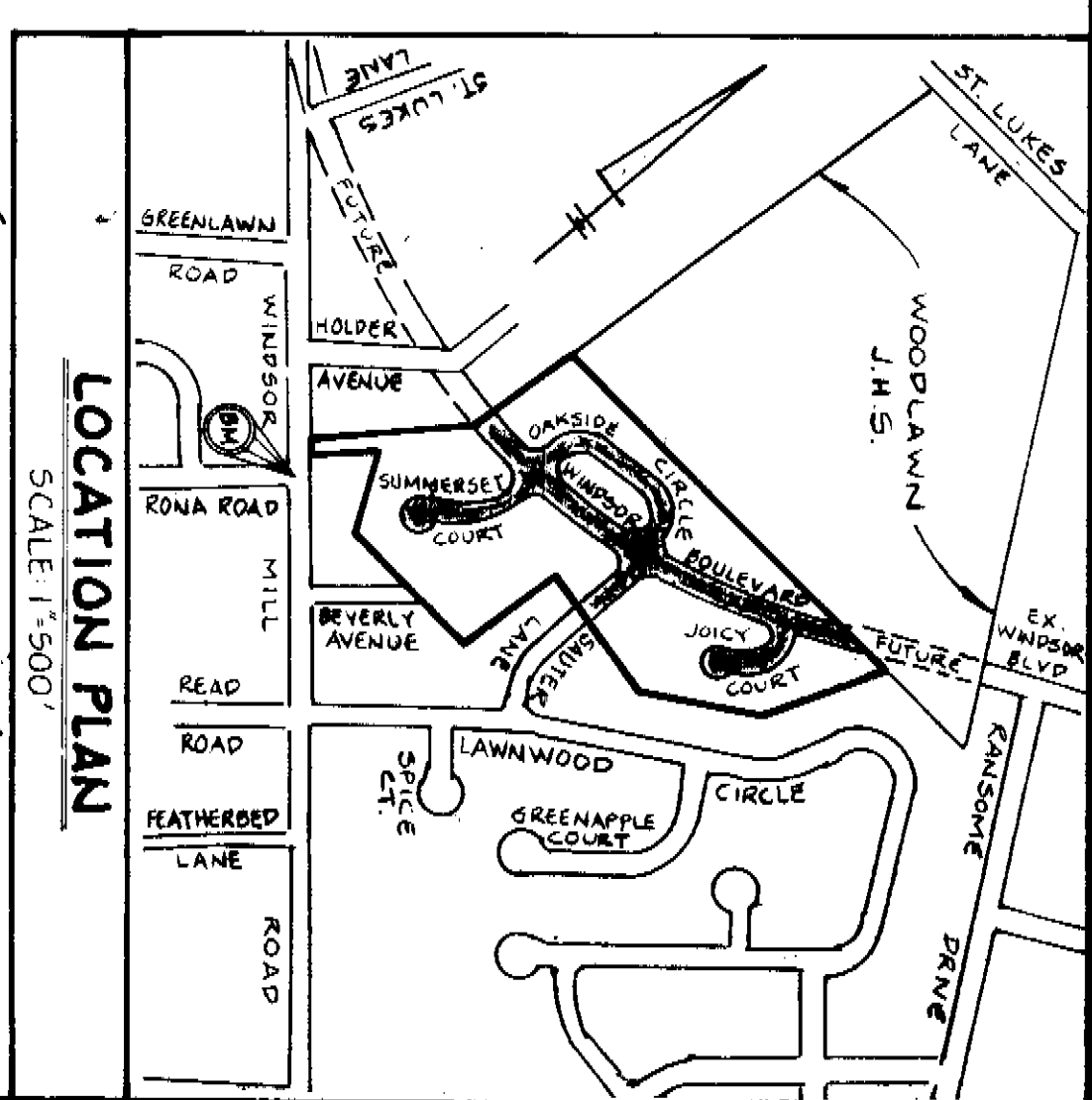
Parking:
Required - 2 off-street spaces/unit x 43 units = 86 spaces
Proposed - 86 off-street spaces

Landscaping:
Required - 1 tree/unit x 43 units = 43 trees
Proposed - 508 Evergreen trees
508 Major Deciduous trees
Proposed - see landscape plan

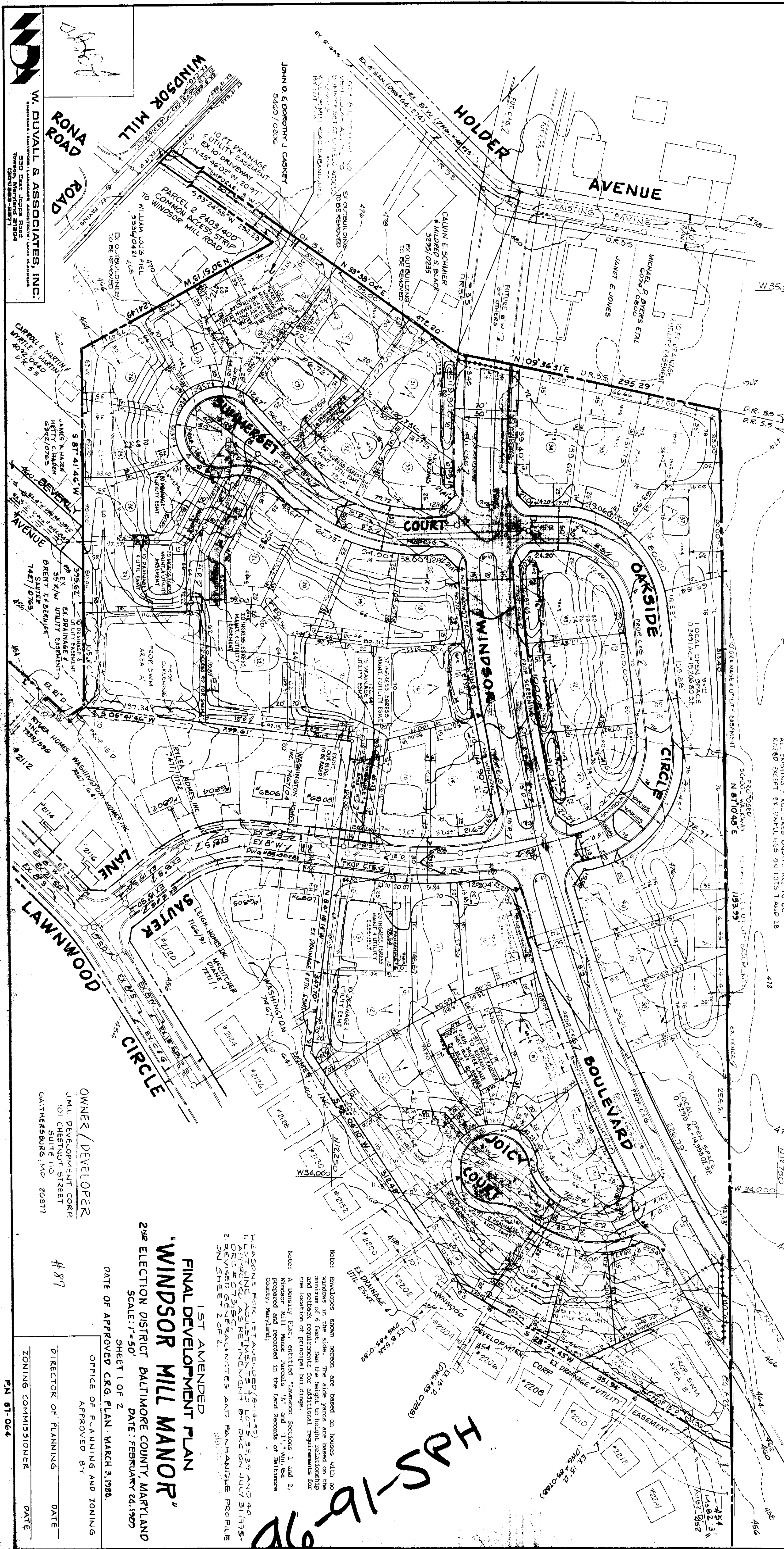
A.D.T. 8:
Estimated Average Daily Trips (A.D.T. 8)
43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BENCH MARK

BALTO CO. X-4300 ELEV. 468.30
GALVANIZED STEEL IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD



LOCATION PLAN
SCALE 1"=500'



OWNER/DEVELOPER
J.M. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

#87

FINAL AMENDED DEVELOPMENT PLAN 'WINDSOR MILL MANOR'

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

DATE: FEBRUARY 24, 1987

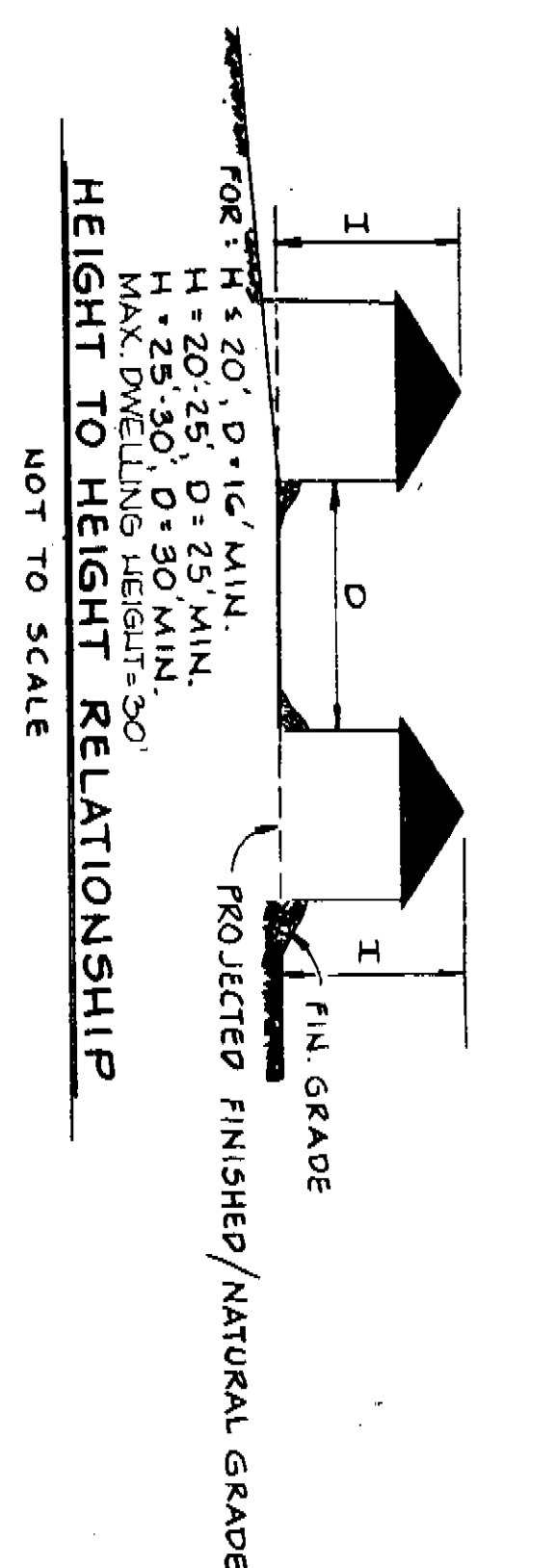
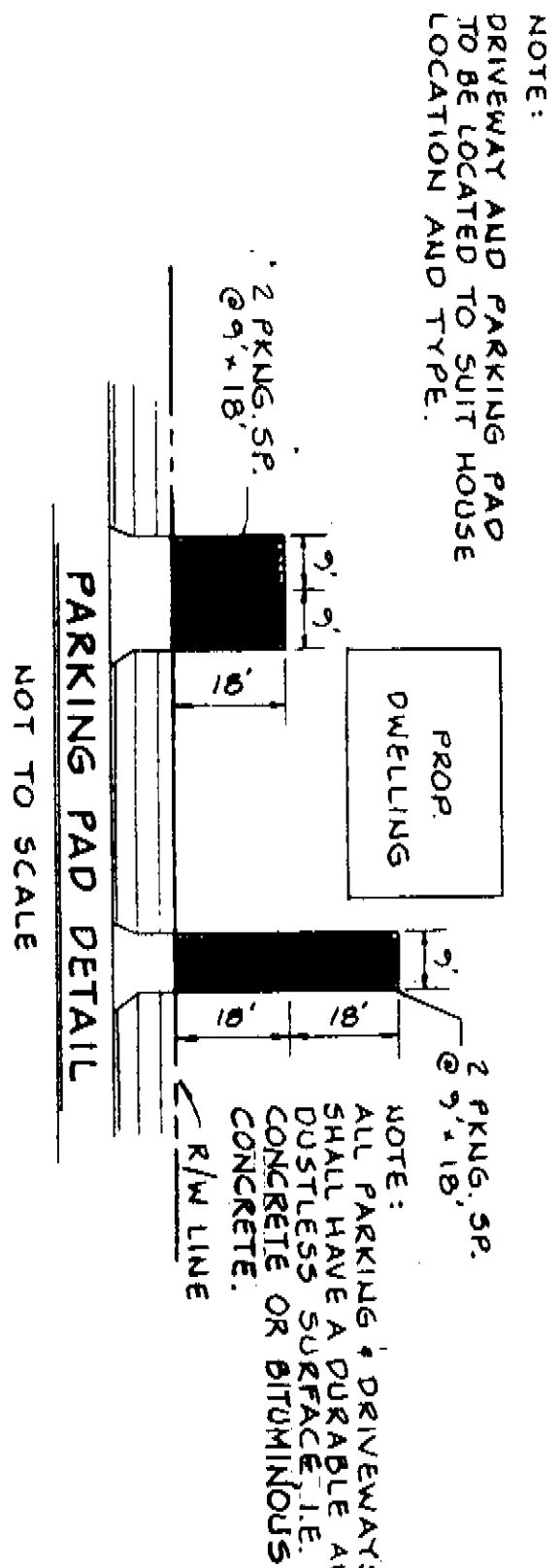
DATE OF APPROVED CRG. PLAN: MARCH 3, 1988.

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING

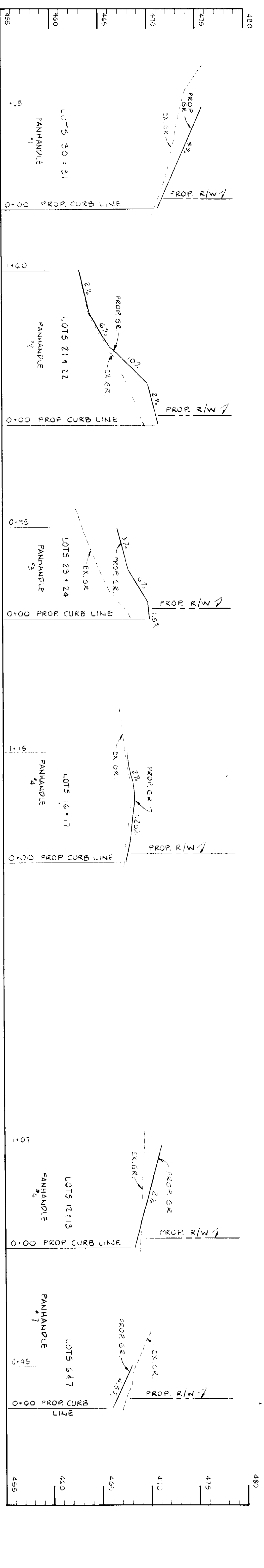
ZONING COMMISSIONER

P.N. 87-064



SETBACK REQUIREMENTS

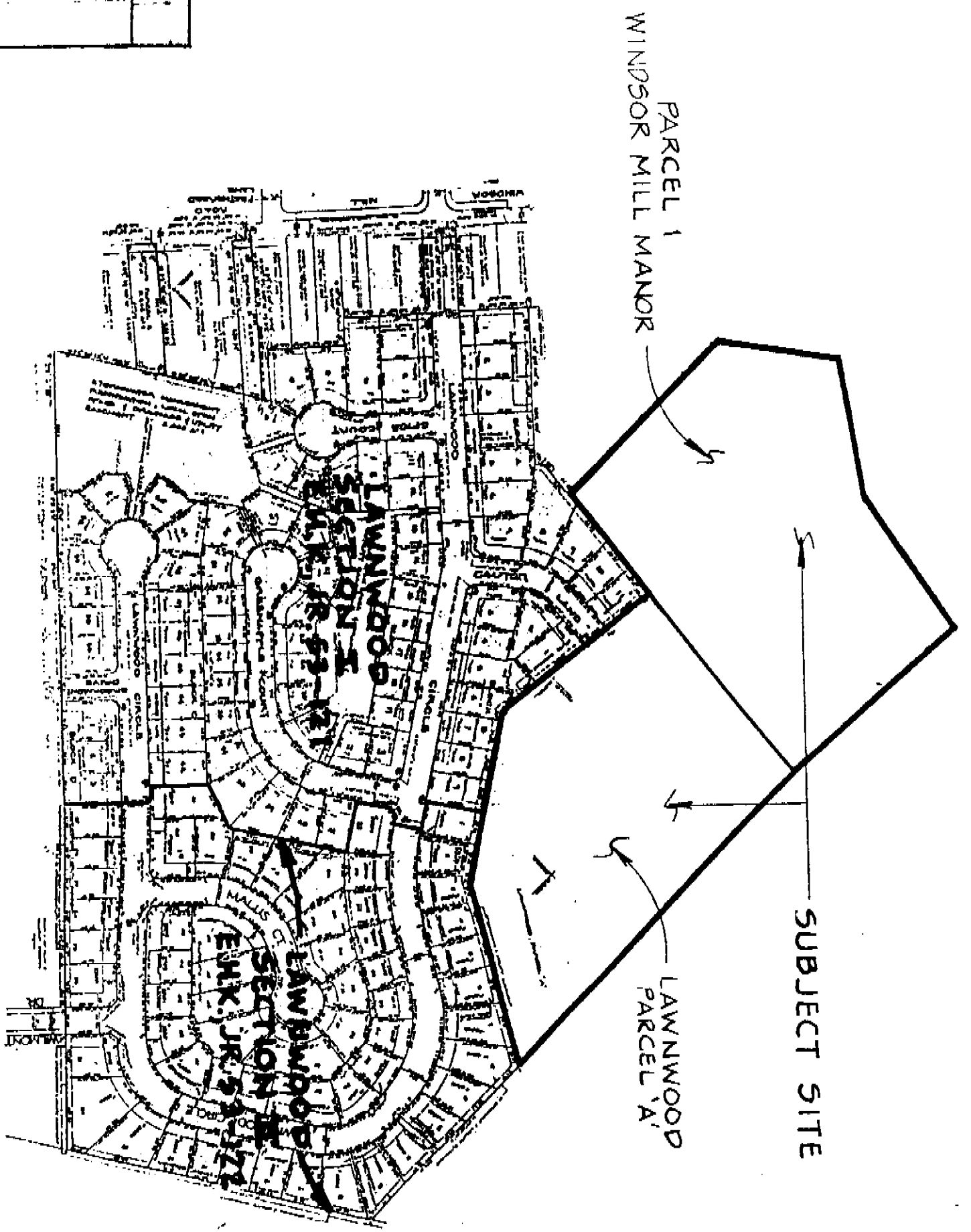
40' WINDOW TO WINDOW
15' WINDOW TO PROPERTY LINE
35' WINDOW TO TRACT BOUNDARY
25' WINDOW TO RIGHT-OF-WAY LINE
30' BUILDING TO TRACT BOUNDARY
6' SIDE YARD ENVELOPE
50' WINDOW TO EX. ROAD R/W
BUILDING TO EXISTING 20'-25'
BUILDING TO PROPOSED 20'-0'



PANHANDLE DRIVEWAY PROFILES

SCALE: 1"=50' HZ., 1"=5' VT.

General Notes



Section From 3rd Amended Final Development Plan
LAWNWOOD SECTION II

PROPERTY	SECTION I	SECTION II	NUMBER A	TOTAL
ACRES	18.092	11.72	6.132	36.104
ADJACENT	(5.5) 18.092	(5.5) 11.72	(5.5) 6.132	(5.5) 36.104
ADJACENT	100.000	61.46	33.187	194.647
ADJACENT	79	61	110	250

DENSITY DRAWING

NOT TO SCALE

OVERALL DENSITY CALCULATIONS LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & T

	LAWNWOOD SECTION 1	LAWNWOOD SECTION 2	WINDSOR MILL MANOR PARCELS A & T	TOTALS
GROSS ACREAGE	18.092	11.72	6.132	36.104
DWELLING UNITS ALLOWED	55.18.092 = 55.18.092	55.11.72 = 55.11.72	55.6.132 = 55.6.132	165.41.944
DWELLING UNITS PROPOSED	79	61	110	250
DENSITY UNITS REMAINING	21.606	5.46	33.037	60.109

* CALCULATIONS INCLUDE WINDSOR MILL MANOR PARCELS A & T

1. Topography shown herein is field run.
2. Boundary shown herein was taken from a boundary survey prepared by Michael B. Dallas, R.L.S. #106, revised May 24, 1988.
3. Existing dwelling units are to remain. All other existing structures are to be razed.
4. Prior to razing, existing buildings to be razed will be surveyed for asbestos.
5. There are no known wetlands, critical areas, archaeological or historical resources, or other resources on the subject site.
6. Any existing sewerage disposal systems on site are to be pumped and backfilled in accordance with current Maryland State Health Department Regulations.
7. Any existing wells on site will be abandoned in accordance with current Maryland State Health Department Regulations.
8. Fuel and Pesticide Storage Tanks, if encountered during construction, are to be removed in accordance with County, State, and Federal Regulations, and tanks removed and disposed of in accordance with County, State, and Federal Regulations.
9. Pedestrian ramps will be installed at all intersections.
10. Proposed screening shown herein is approximate; see separate plan for approved plantings.
11. Existing dwellings to remain have windows on all sides.
12. All units to be for sale.
13. All units to be for sale.
14. Refuse to be collected by Baltimore County in right-of-way.
15. Buildings shown herein are for the structures, fences, and other improvements which may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
16. This development plan is approved by the Zoning Commission based on this independent policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings, shown thereon shall not be further divided, subdivided, or developed for additional dwelling units or any purpose other than that shown on this plan. All structures and improvements will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
17. This development plan complies with the CMC plan and all CMC comments.
18. Local open space to be owned & maintained by Baltimore County.
19. Lots 5, 7, 11, 13, 15, 21, 24, 29 and 32 are adjacent to Panhandle driveways and may have driveway access onto them if desired.
20. Panhandles are to be paved with bituminous concrete.
21. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when state street models become available but prior to installation of street models.
22. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.
23. Stormwater management is required for 2, 10, & 100 year storm frequencies. Water quality management is required for the first 0.5 of runoff from all impervious areas. Two excavated retention basins are proposed to meet these requirements.
24. Certain City Structures, Fences, and Retention Basins will be located or described in final plans after City and State Soils.

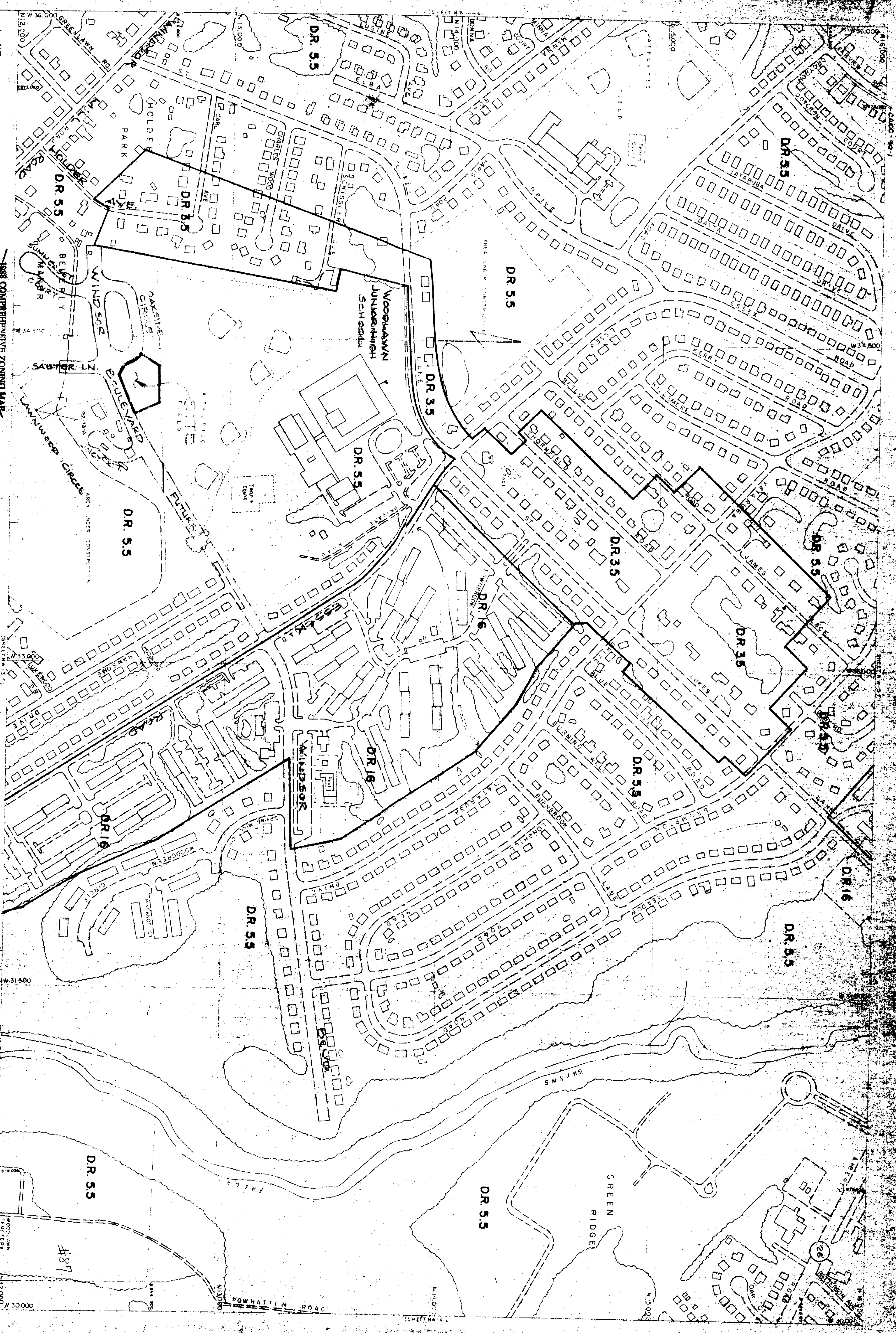
**1ST AMENDED
FINAL DEVELOPMENT PLAN
"WINDSOR MILL MANOR"**

2nd ELECTION DISTRICT BALTIMORE CO., MD
SCALE: AS SHOWN DATE: FEBRUARY 24, 1989
SHEET 2 OF 2

OWNER/DEVELOPER
J.M.L. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

OFFICE OF PLANNING AND ZONING
APPROVED BY
DIRECTOR OF PLANNING
ZONING COMMISSIONER
DATE

W. DUVALL & ASSOCIATES, INC.
BUSINESS DEVELOPMENT, LANDSCAPE ARCHITECTURE, LAND PLANNING
530 East Joppa Road
Towson, Maryland 21204
(410) 288-5571



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO CORRECT ERRORS BY PHOTOGRAPHIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
OCTOBER 15, 1972
COURTESY, BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
OCTOBER 15, 1972
COURTESY, BALTIMORE COUNTY

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1965
LOCATION	MILFORD AREA
SHEET	N.W. 4-F



PREPARED BY AIR PHOTOGRAPHICS, INC.
WASHINGTON, D. C. 20001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
LOCATION SHEET
DATE OF PHOTOGRAPHY
JANUARY 1986
MILFORD AREA
NW 4-F

#37

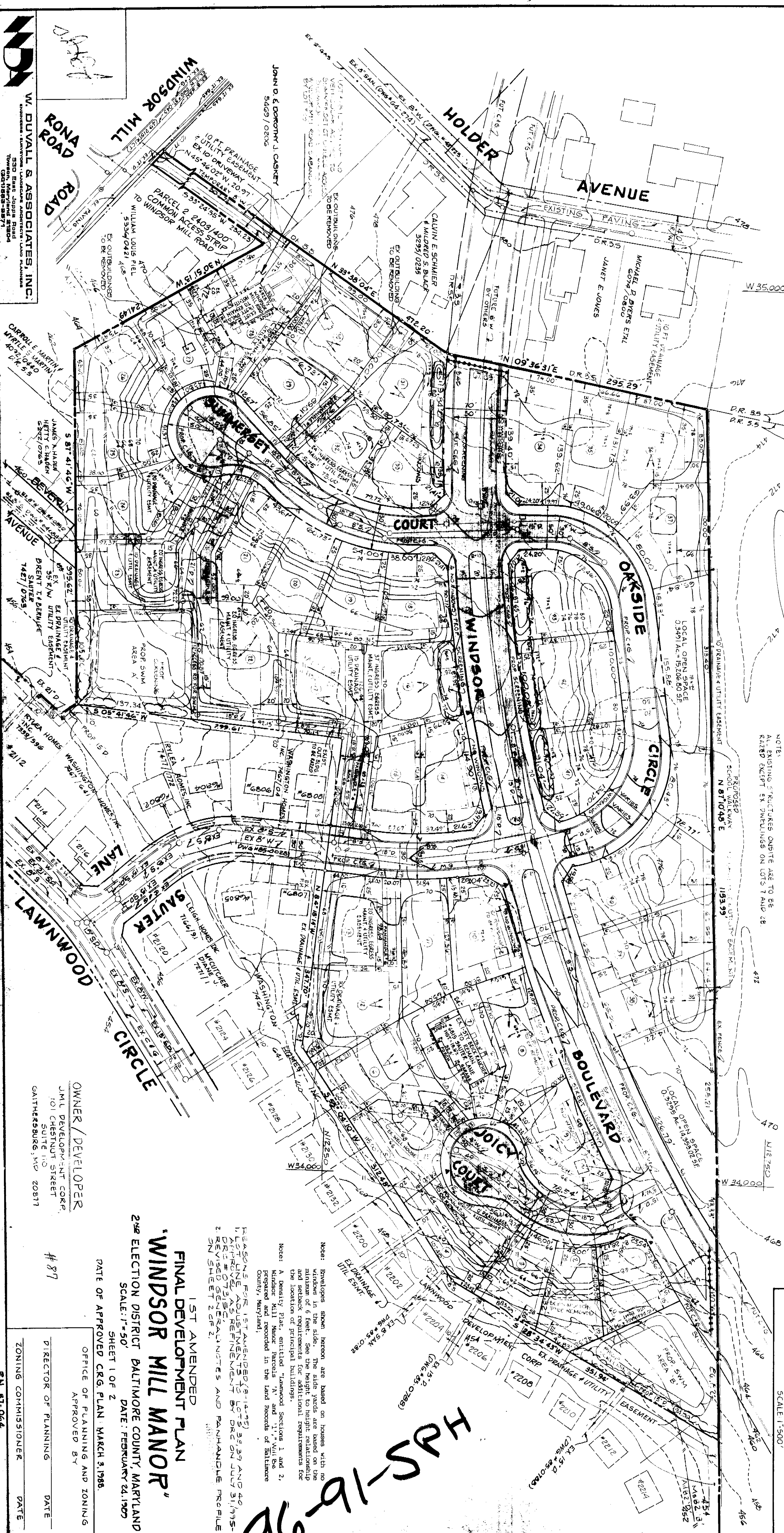
96-91-SPH

SOIL TYPES AND LIMITATIONS

TYPE	STREETS & PARKING LOTS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
M&B2	MODERATE SLOPE	SLIGHT	B
AdB2	MODERATE SEASONALLY PERCHED WATER TABLE	SLIGHT	D

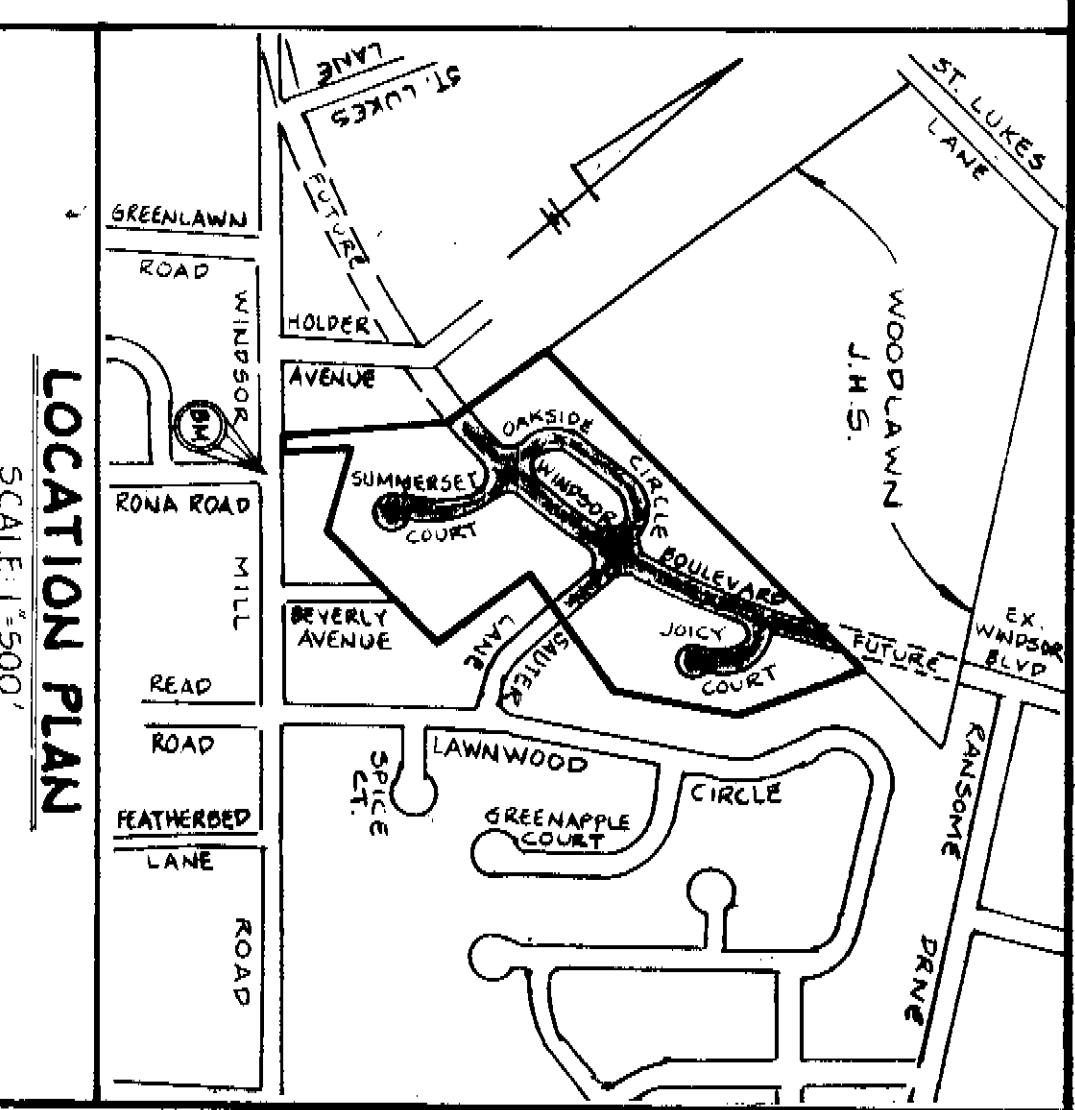
LEGEND

EXIST. CONTOUR 4-72
PROF. CONTOUR 4-72
SOIL LINE
PROF. WALL PAD
PROF. TRASH PAD
PROF. STREET LIGHT
PROF. FIRE HYDRANT
PROF. CURB & GUTTER
EXIST. CURB & GUTTER
DEMOLISH LOT NUMBER
PROF. SCREENING
TRACT BOUNDARY LINE
SUBDIVISION BOUNDARY LINE



NOTE:
ALL EXISTING STRUCTURES ON SITE ARE TO BE
RATED EXCEPT EX. DWELLINGS ON LOTS 7 AND 18.

BALTIMORE COUNTY BOARD OF EDUCATION
W.J.R. 3653/379
ZONED DR 5.5
USE: WOODLAWN JR. HIGH SCHOOL



- Tabulations**
- Open Space:**
Required - 43 units x 650 S.F./unit = 27,950 S.F.
Proposed - 29,560 S.F. of open space is provided on the plan.
- Parking:**
Required - 2 off-street spaces/unit x 43 units = 86 spaces
Proposed - 86 off-street spaces
- Landscaping:**
Required - 1 tree/unit x 43 units = 43 trees
Proposed - 508 Evergreen trees
508 Major Deciduous trees
Proposed - see landscape plan
- A.D.T. '81:**
Estimated Average Daily Trips (A.D.T.) = 447.20 A.D.T.
43 units x 10.4 trips/unit daily = 447.20 A.D.T.
- Site Data**
- Gross Acreage: 13.828 Ac.±
 - Net Acreage: 12.1594 Ac.±
 - Existing Zoning: D.R. 5.5
 - Proposed Zoning: D.R. 5.5
 - General Tract: 4024.04
 - Waterfront: Guyton Falls
 - Subdivided: No. 50
 - Surveyed: 11/17/71, 7/16/71
 - Tax Account No.: 02-01900024 & 02-019000381

BENCH MARK
BALTO CO. X-4300 ELEV. 468.30
GALVANIZED STEEL IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD

OWNER/DEVELOPER
J.M. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

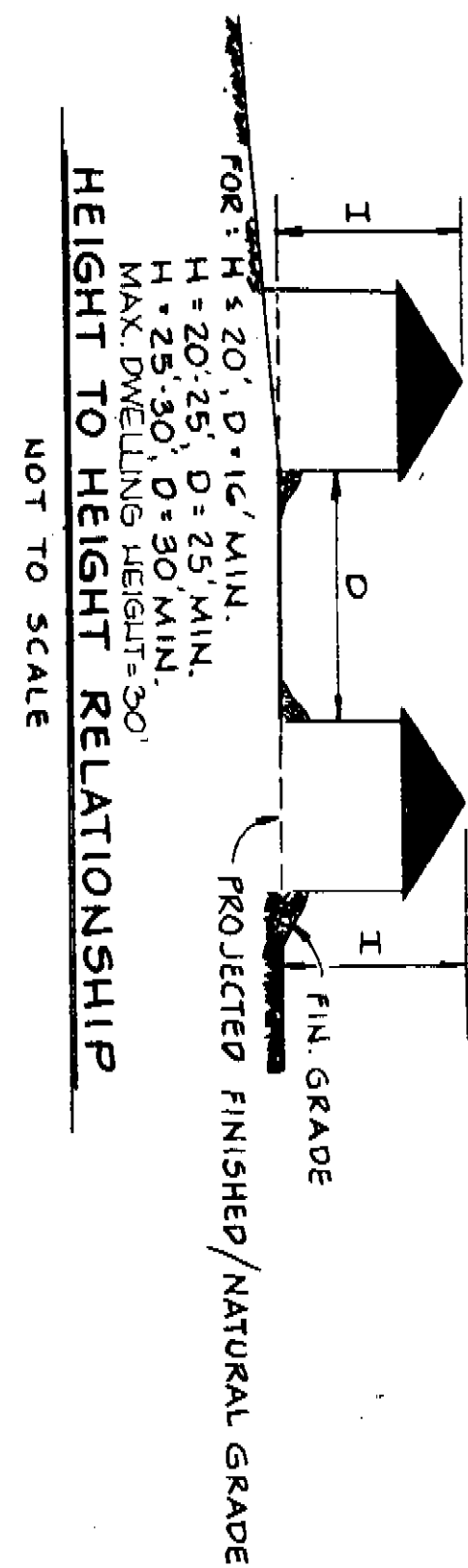
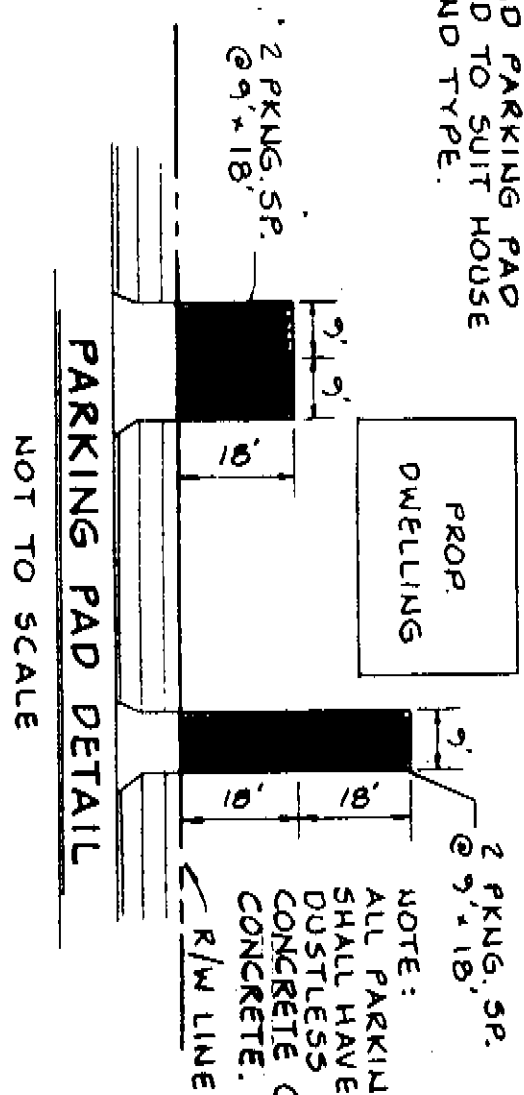
#87

**FINAL AMENDED
DEVELOPMENT PLAN
'WINDSOR MILL MANOR'**

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
SHEET 1 OF 2
DATE: FEBRUARY 24, 1987
DATE OF APPROVED CRG. PLAN: MARCH 3, 1988

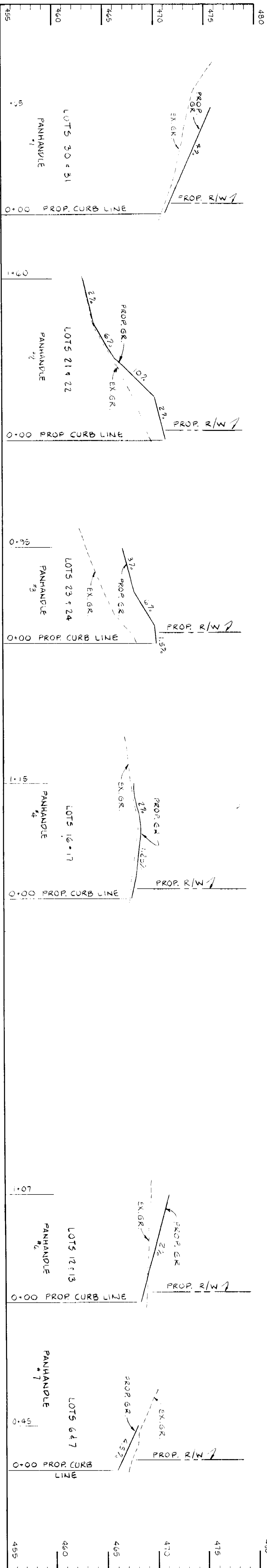
OFFICE OF PLANNING AND ZONING
APPROVED BY _____
DIRECTOR OF PLANNING DATE _____
ZONING COMMISSIONER DATE _____
P.N. 87-064

NOTE:
DRIVEWAY AND PARKING PAD
TO BE LOCATED TO SUIT HOUSE
LOCATION AND TYPE.



SETBACK REQUIREMENTS

40' WINDOW TO WINDOW
115' WINDOW TO PROPERTY LINE
35' WINDOW TO TRACT BOUNDARY
25' WINDOW TO RIGHT-OF-WAY LINE
30' BUILDING TO TRACT BOUNDARY
6' SIDE YARD ENVELOPES
50' WINDOW TO E. EX. ROAD R/W
BUILDING TO EXISTING ROAD - 25'
BUILDING TO PROPOSED R/W - 0'



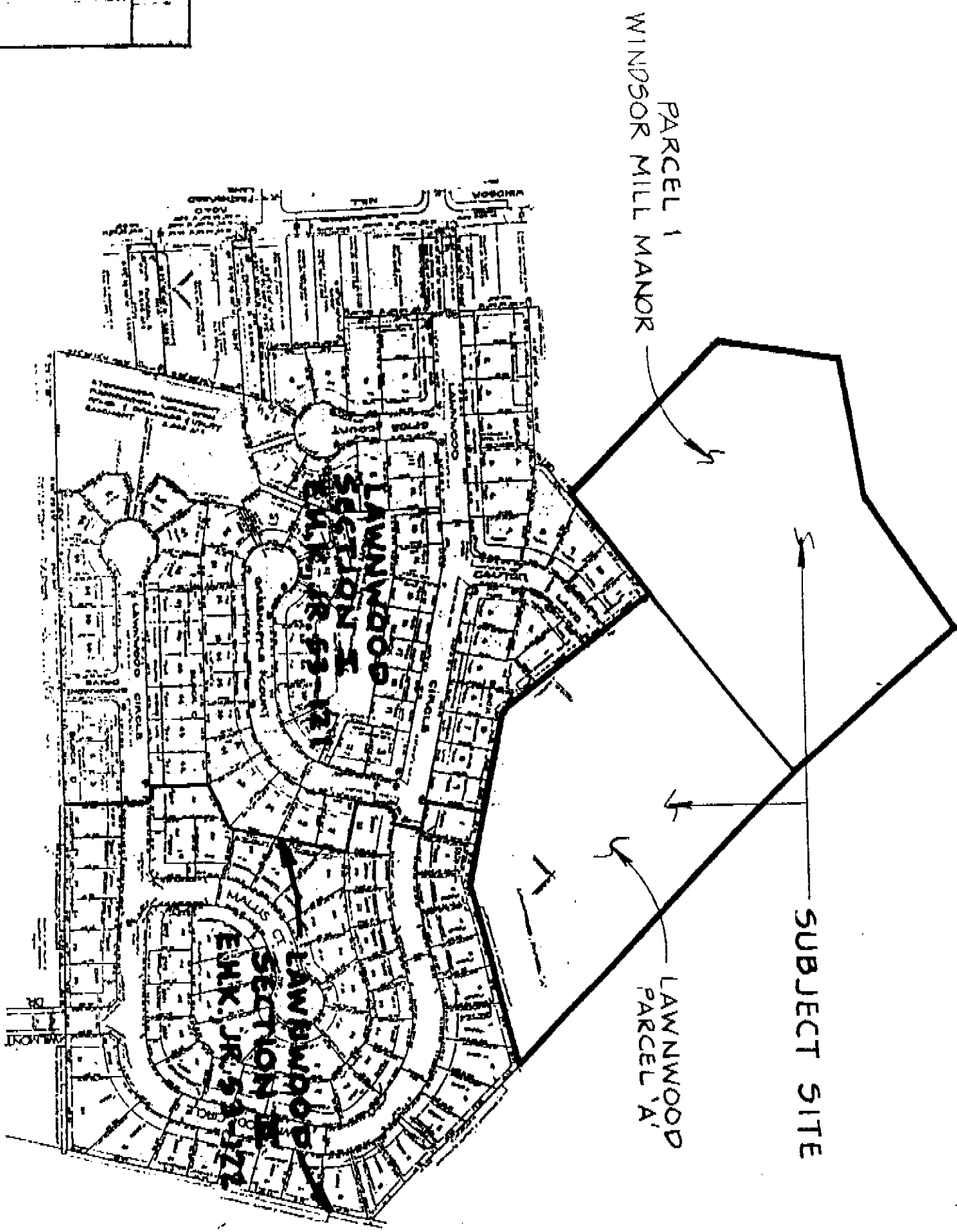
PANHANDLE DRIVEWAY PROFILES

SCALE: 1"=50' HZ., 1"=5' V

General Notes

1. Topography shown hereon is field run. A boundary survey prepared by Michael B. Dallas, R.L.S., #106, revised May 24, 1986.
2. Existing buildings, cists are to remain. All other existing structures are to be razed.
3. Prior to zoning, existing buildings to be razed will be surveyed for asbestos, critical areas, archeological or historical sites, wetlands, hazardous materials, etc.
4. Any existing sewage disposal systems cists are to be pumped and backfilled in accordance with current Maryland State Health Department Regulations.
5. Any existing wells onsite will be abandoned in accordance with current Maryland State Health Department Registed well drilled wells are to be sealed with concrete and grout. All other wells are to be backfilled with clean drilled well material.
6. A well abandonment report to be filed.
7. Fuel and Pesticide Storage Tanks, if encountered during construction, are to be drained by approved methods, contents disposed of in accordance with County, State, and Federal Regulations, and tanks disposed of in accordance with County and Federal Regulations.
8. Fire Protection Systems, if encountered, are to be maintained in accordance with all applicable County and Federal Regulations.
9. Fire Protection Systems will be installed at all intersections.
10. Proposed sewerage system hereon is approximate; see landscape plan for approved plantings.
11. Existing dwellings to remain have windows on all sides.
12. Housing types to be detached single-family units.
13. All lots to be collected by Baltimore County in right-of-way.
14. Buildings shown hereon are for the location of all principal buildings only. Accessory structures, fences, and envelopes, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to comments and applicable building parameters by the zoning Commission).
15. This development is to be constructed in accordance with the comprehensive interpretation of the zoning Regulations, that it complies with present policy, density and bulk controls, as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall be used for the same purpose. The zoning Commission shall have the authority to divide subdivided, or partially subdivided lots, or any portion thereof, into lots, and any such lots so divided or any portion thereof will have conferred when a dwelling is constructed and transferred for the purposes of occupancy.
17. This development plan complies with the CDE plan and all CDE comments.
18. Local open space to be owned & maintained by Baltimore County.
19. Lots 5, 7, 11, 13, 15, 21, 24, 29 and 32 are adjacent to parcels owned by the County and may have driveway access onto parcels owned by the County.
20. Retainders are to be paved with bituminous concrete.
21. The exact location of curb cuts for driveway or parking entrances is to be determined by owner when exact building models become available but prior to installation of streetcurets.
22. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.
23. The minimum sound attenuation is required for 2, 10, & 100 years storm frequencies. Water quality management is contingent for the first 0.5% of runoff from all impervious surfaces.
24. Two excavated detention structures are proposed, to meet these requirements.
25. Accessory Structures, Fences and Retentions into 70%.
26. Accessory Structures, Fences and Retentions into 70%.
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99. Accessory Structures, Fences and Retentions into 70%.
100. Accessory Structures, Fences and Retentions into 70%.

LAWWOOD SECTION II					
Taken from 3rd Amended Final Development Plan					
SPECIFIC AREAS	LAWWOOD SECTION I	LAWWOOD SECTION II	PURPOSE A	TOTAL	
GROVED	18,072	11,772	6,198	36,042	
AGRICULTURAL					
DEVELOPABLE URBAN	(5,318,292)	(5,111,712)	(5,318,292)	(5,361,104)	
UNDEVELOPABLE URBAN	(6,466)	(6,466)	(6,466)	(6,466)	
FORESTED WATERS	79	61	---	140	




DENSITY DRAWING

NOT TO SCALE

OVERALL PENNSYLVANIA CALCULATIONS					LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & B	
	LAWNWOOD SECTION 1	LAWNWOOD SECTION 2	WINDSOR MILL MANOR PARCEL "A"	WINDSOR MILL MANOR PARCEL "B"	TOTALS	
GRASS ACRES	10.272	11.72	0.152	7.6765	43.8405	
DWELLING UNITS ALLOWED	95/100.606	55/11.72	55/6.152	23/0.36	55/43.8405	
DWELLING UNITS PROPOSED	79	61	43 *		183	
DENSITY UNITS REMAINING	21.606	5.46	93.057 *		50.123	

* CALCULATIONS INCLUDE WINDSOR MILL MANOR PARCEL 'A' & '1'



W. DUVALL & ASSOCIATES, INC.
ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS · LAND PLANNERS
530 East Joppe Road
Towson, Maryland 21204
(301)853-8571

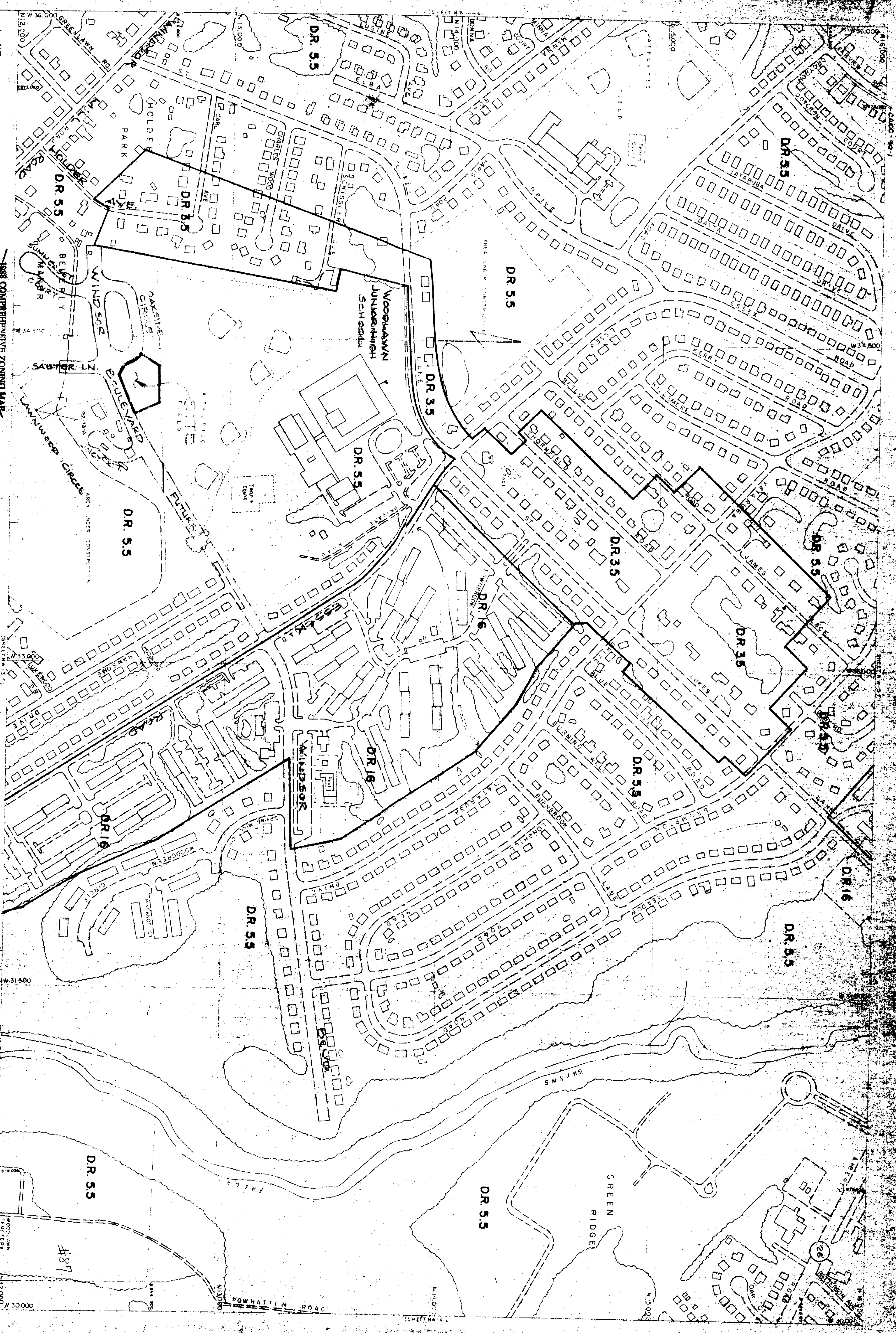
1ST AMENDED
FINAL DEVELOPMENT PLAN
"WINDSOR MILL MANOR"
2ND ELECTION DISTRICT BALTIMORE CO. MD
SCALE: AS SHOWN PATE: FEBRUARY 26, 1999.

OFFICE OF PLANNING AND ZONING
APPROVED BY

DIRECTOR OF PLANNING

ZONING COMMISSIONER	DATE

PN. 87-064



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO CORRECT ERRORS BY PHOTOGRAPHIC METHODS
BY MICHAEL H. HARRIS, INC. BALTIMORE, MD 21210

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 15, 1972
BY MICHAEL H. HARRIS, INC.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 15, 1972
BY MICHAEL H. HARRIS, INC.

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1985
LOCATION	MILFORD AREA
SHEET	N.W. 4-F



PREPARED BY AIR PHOTOGRAPHICS, INC.
WASHINGTON, D. C. 20001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
LOCATION SHEET
DATE OF PHOTOGRAPHY
JANUARY 1986
MILFORD AREA
NW 4-F

#37

96-91-SPH

SOIL TYPES AND LIMITATIONS

TYPE	STREETS & PARKING LOTS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
M&B2	MODERATE SLOPE	SLIGHT	B
AdB2	MODERATE SEASONALLY PERCHED WATER TABLE	SLIGHT	D

LEGEND

EXIST. CONTOUR 4-72

PROF. CONTOUR 4-72

PROF. WALL PAD

PROF. TRASH PAD

PROF. STREET LIGHT

PROF. FIRE HYDRANT

PROF. CURB & GUTTER

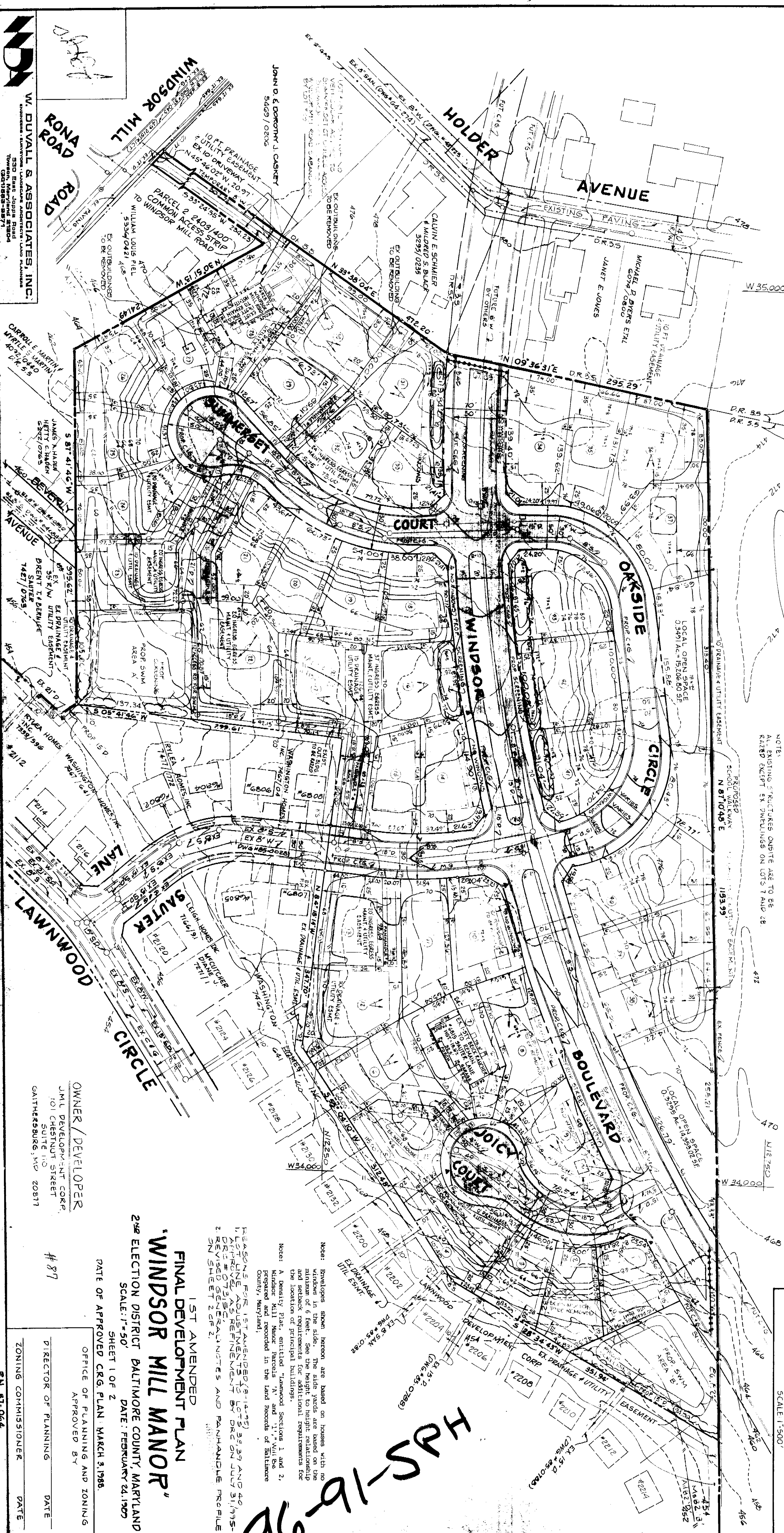
EXIST. CURB & GUTTER

DEMOLISHED LOT NUMBER

PROF. SCREENING

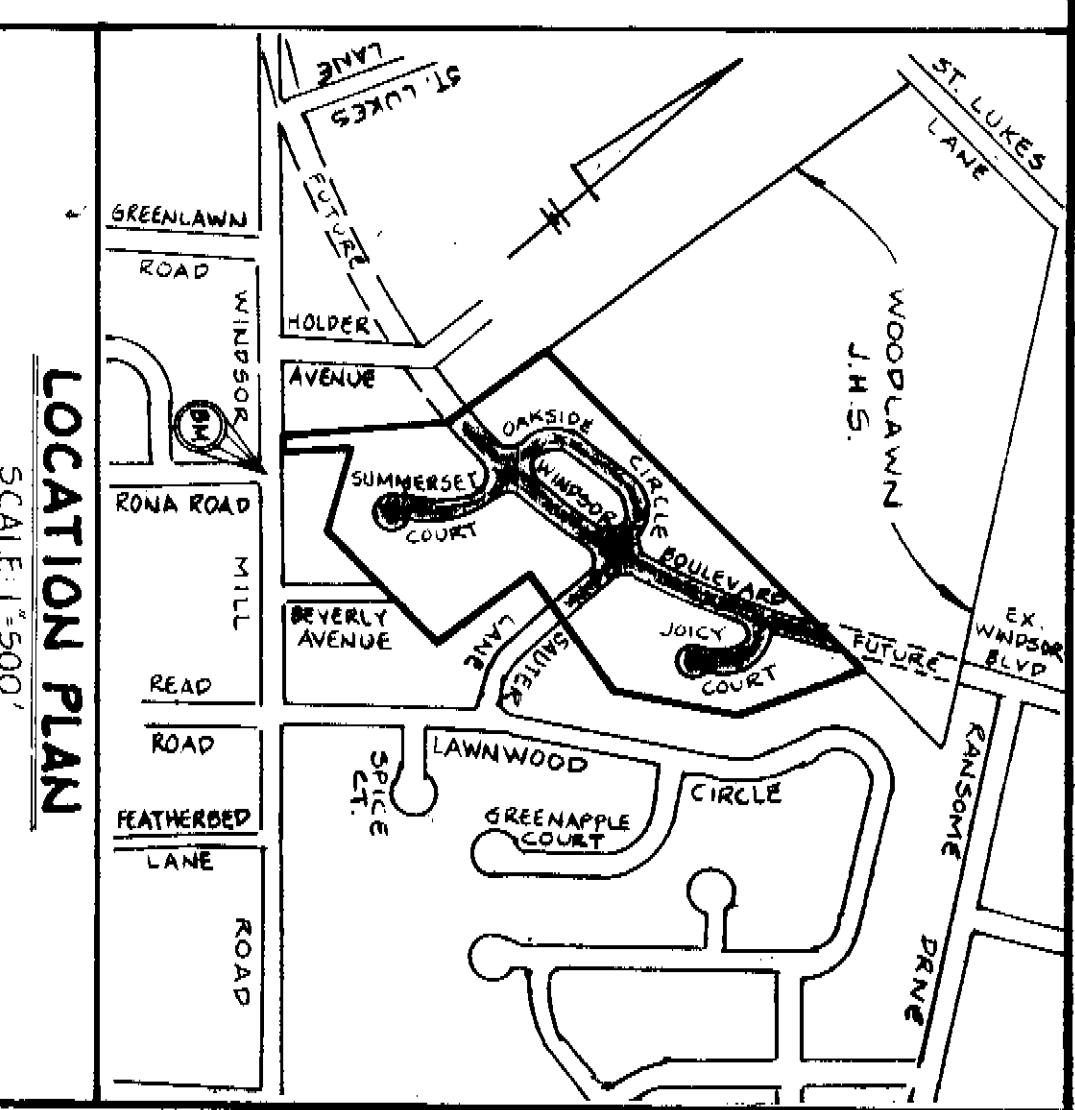
TRACT BOUNDARY LINE

SUBDIVISION BOUNDARY LINE



NOTE:
ALL EXISTING STRUCTURES ON SITE ARE TO BE
RATED EXCEPT EX. DWELLINGS ON LOTS 1 AND 2.

BALTIMORE COUNTY BOARD OF EDUCATION
W.J.R. 3653/379
ZONED DR 5.5
USE: WOODLAWN JR. HIGH SCHOOL



BENCH MARK

BALTO CO. X-4300 ELEV. 468.30
GALVANIZED STEEL IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD

Tabulations

Open Spaces:
Required - 43 units x 650 S.F./unit = 27,950 S.F.
Proposed - 29,560 S.F. of open space in provided on the plan.

Parking:
Required - 2 off-street spaces/unit x 43 units = 86 spaces
Proposed - 86 off-street spaces

Landscaping:
Required - 1 tree/unit x 43 units = 43 trees
Proposed - 508 Evergreen trees
508 Major Deciduous trees
Proposed - see landscape plan

A.D.T. 8:
Estimated Average Daily Trips (A.D.T. 8)
43 units x 10.4 trips/unit daily = 447.20 A.D.T.

1. Gross Acreage: 13.828 Ac.±
2. Net Acreage: 12.1594 Ac.±
3. Existing Zoning: D.R. 5.5
4. Proposed Zoning: D.R. 5.5
5. Census Tract: 4024.04
6. Watershed: Guyton Falls
7. Subwatershed: No. 50
8. Tax Map: 11-1746/1-71
9. Tax Account No.: 02-021900024 & 02-021900038L

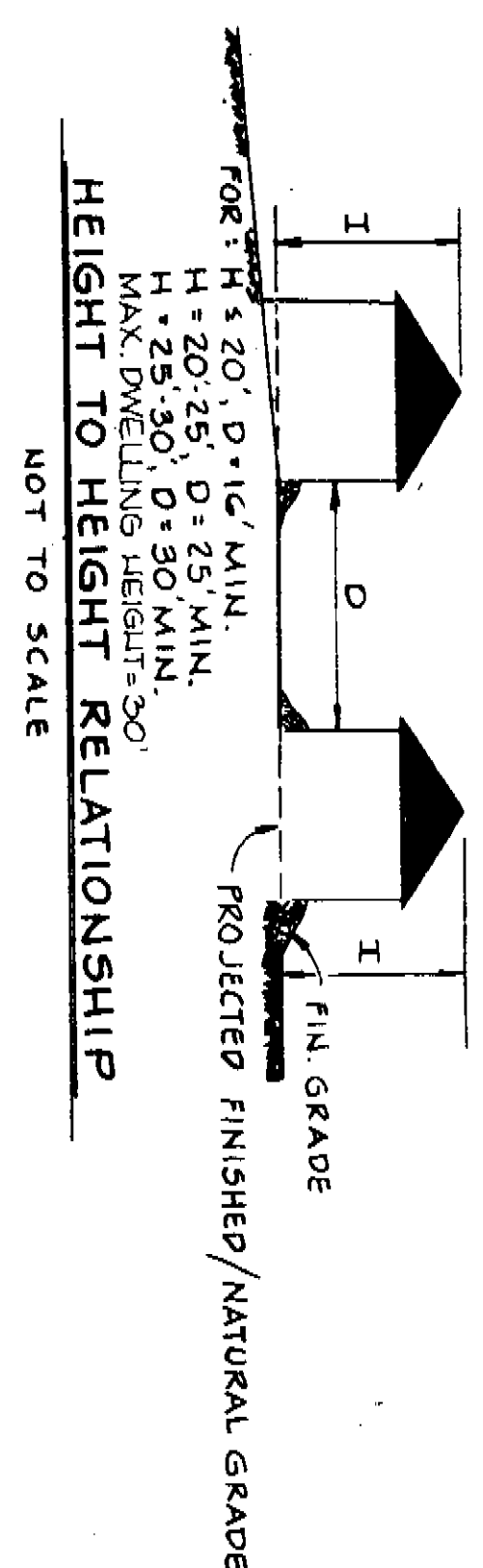
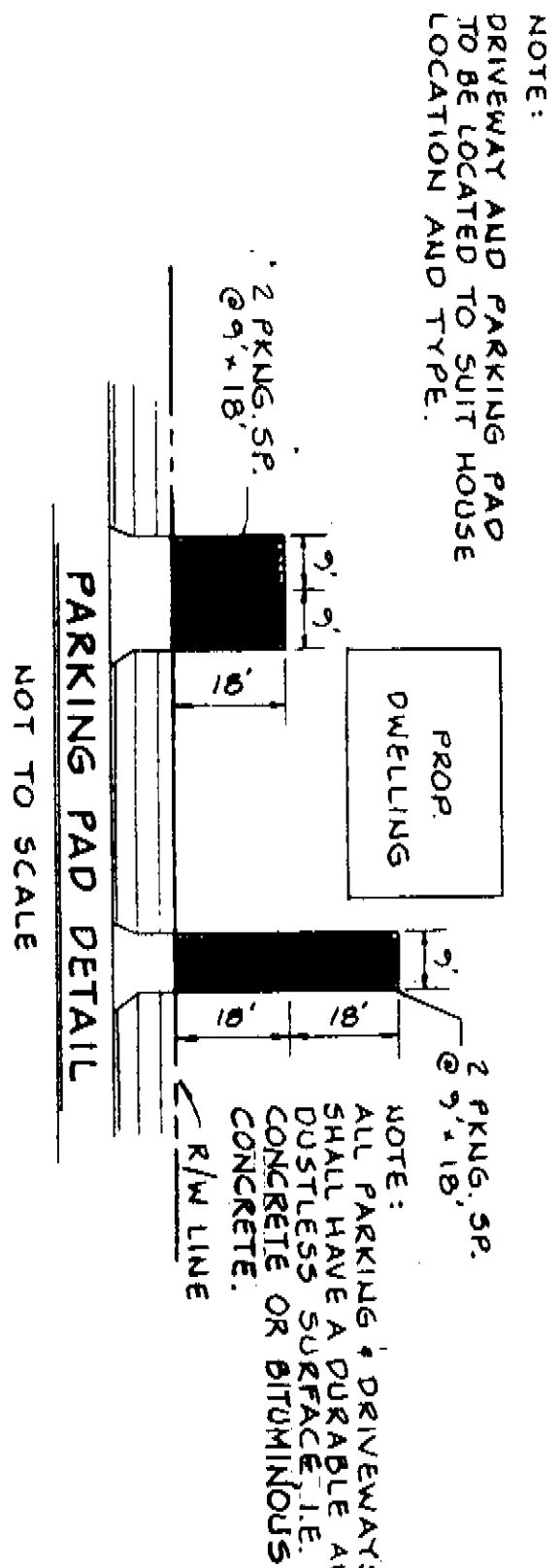
96-91-SAR

FINAL AMENDED
DEVELOPMENT PLAN
"WINDSOR MILL MANOR"

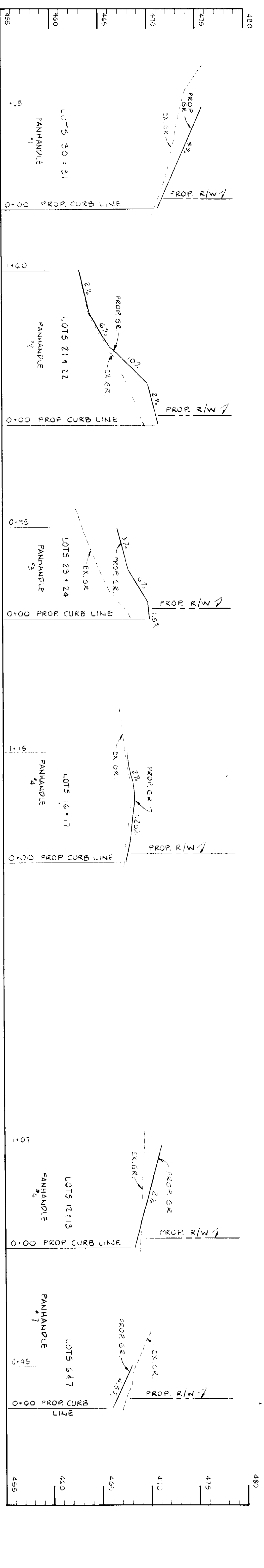
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
SHEET 1 OF 2
DATE: FEBRUARY 24, 1987
DATE OF APPROVED CRG. PLAN: MARCH 3, 1988.

OFFICE OF PLANNING AND ZONING	APPROVED BY
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

W. DUVALL & ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS, LAND PLANNERS
330 EAST JORDAN ROAD
FARMERSBURG, MD 21032-2871

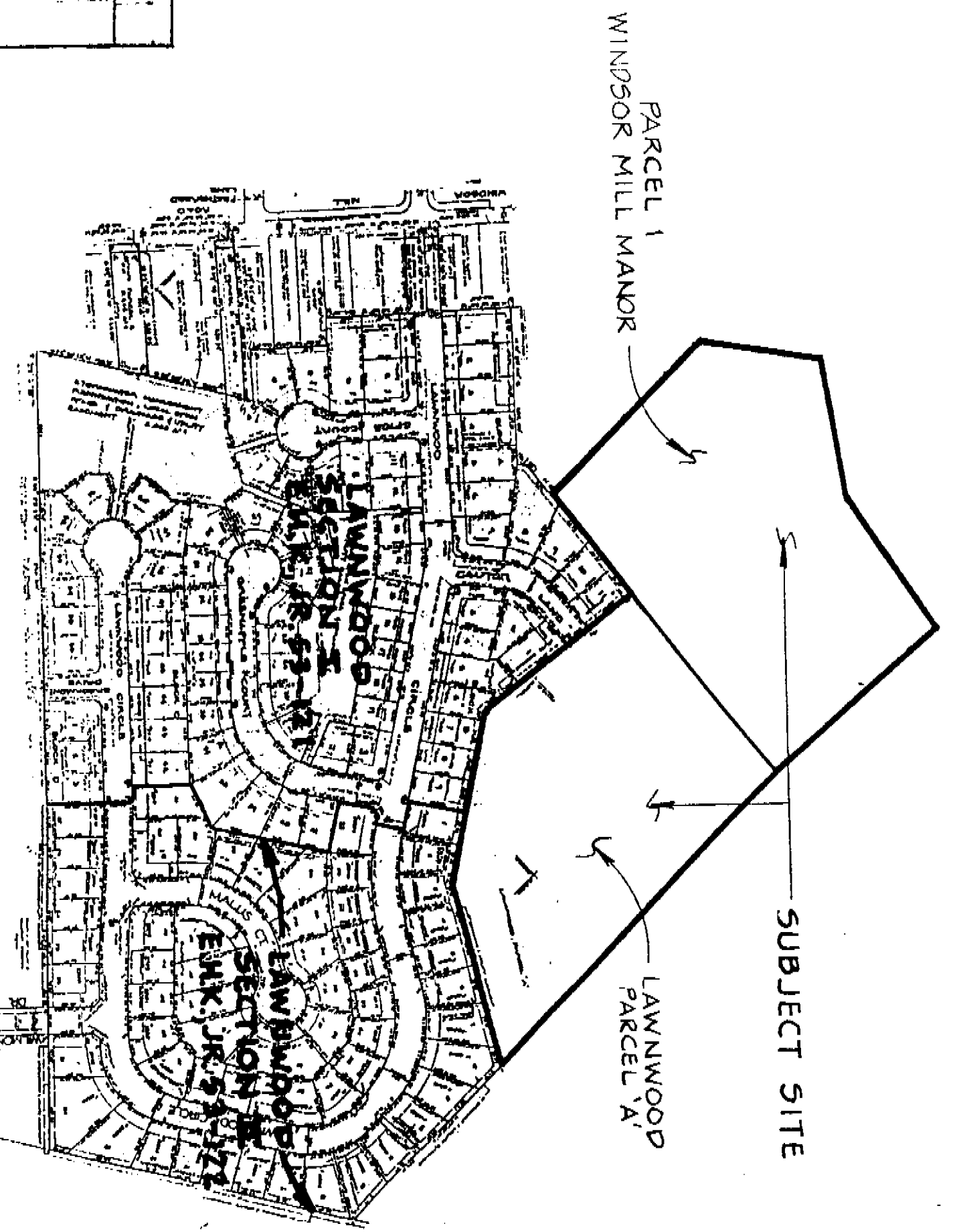


- SETBACK REQUIREMENTS**
- 40' WINDOW TO WINDOW
 - 15' WINDOW TO PROPERTY LINE
 - 35' WINDOW TO TRACT BOUNDARY
 - 25' WINDOW TO RIGHT-OF-WAY LINE
 - 30' BUILDING TO TRACT BOUNDARY
 - 6' SIDE YARD ENVELOPED
 - 50' WINDOW TO EX. ROAD R/W
 - BUILDING TO EXISTING EN-25
 - BUILDING TO PROPOSED R/W - 0'



PANHANDLE DRIVEWAY PROFILES

General Notes



Taken From 3rd Amended Final Development Plan
LAWNWOOD SECTION II

PROPERTY	SECTION I	SECTION II	PARCEL A	TOTAL
GROSS	18.092	11.172	6.132	35.396
ADJUSTED	(5.5) 18.092	(5.5) 11.172	(5.5) 6.132	(5.5) 35.396
ALLOWED	100.000	61.465	33.187	194.652
DWELLING UNITS	79	61	110	250

DENSITY DRAWING

NOT TO SCALE

OVERALL DENSITY CALCULATIONS LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & T

	LAWNWOOD SECTION 1	LAWNWOOD SECTION 2	WINDSOR MILL MANOR PARCEL A	WINDSOR MILL MANOR PARCEL T	TOTALS
GROSS ACREAGE	18.092	11.172	6.132	7.6765	43.0765
DWELLING UNITS ALLOWED	100.000	61.465	33.187	42.221	241.123
DWELLING UNITS PROPOSED	79	61	43		183
DENSITY UNITS REMAINING	21.006	5.46	33.057		59.123

* CALCULATIONS INCLUDE WINDSOR MILL MANOR PARCEL A & T

1. Topography shown herein is field run.
2. Boundary shown herein was taken from a boundary survey prepared by Michael B. Dallas, R.L.S. #106, revised May 24, 1988.
3. Existing dwelling units are to remain. All other existing structures are to be razed.
4. Prior to razing, existing buildings to be razed will be surveyed for asbestos.
5. There are no known wetlands, critical areas, archaeological or historical resources, or other sensitive resources on the subject site.
6. Any existing sewerage disposal systems onsite are to be pumped and backfilled in accordance with current Maryland State Health Department Regulations.
7. Any existing wells onsite will be abandoned in accordance with current Maryland Department of the Environment Regulations. Any existing wells to be backfilled by a licensed well driller. Excavated wells are to be backfilled with clean earth prior to grading. Well abandonment report to be filed.
8. Fuel and Pesticide Storage Tanks, if encountered during construction, are to be removed in accordance with County, State, and Federal Regulations, and tanks removed and disposed of in accordance with County, State, and Federal Regulations.
9. Pedestrian ramps will be installed at all intersections.
10. Proposed screening shown herein is approximate; see landscape plan for approved plantings.
11. Existing dwellings to remain have windows on all sides.
12. Housing types to be detached single-family units.
13. All units to be for sale.
14. Refuse to be collected by Baltimore County in right-of-way.
15. Envelopes shown herein are for the structures, fences, and buildings only. Accessory structures, fences, and buildings within yards may be constructed outside the envelopes, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
16. This development plan is approved by the Zoning Commission based on its independent policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings, shown thereon shall not be further divided, subdivided, or developed for additional dwelling units or any purpose other than that for which the same is shown on this plan. The plan will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
17. This development plan complies with the CMC plan and all CMC comments.
18. Local open space to be owned & maintained by Baltimore County.
19. Lots 5, 7, 11, 13, 15, 21, 24, 29 and 32 are adjacent to Panhandle driveways and may have driveway access onto them if desired.
20. Panhandles are to be paved with bituminous concrete. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when state engineering models become available but prior to installation of street medians.
21. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.
22. Stormwater management is required for 2, 10, & 100 year storm frequencies. Water quality management is required for the first 0.5 of runoff from all impervious surfaces. Two excavated retention basins are proposed to meet these requirements.
23. Any Structural Frame and Foundation into Soil.
24. Curb cut located in front of Parcel A of Windsor Mills.

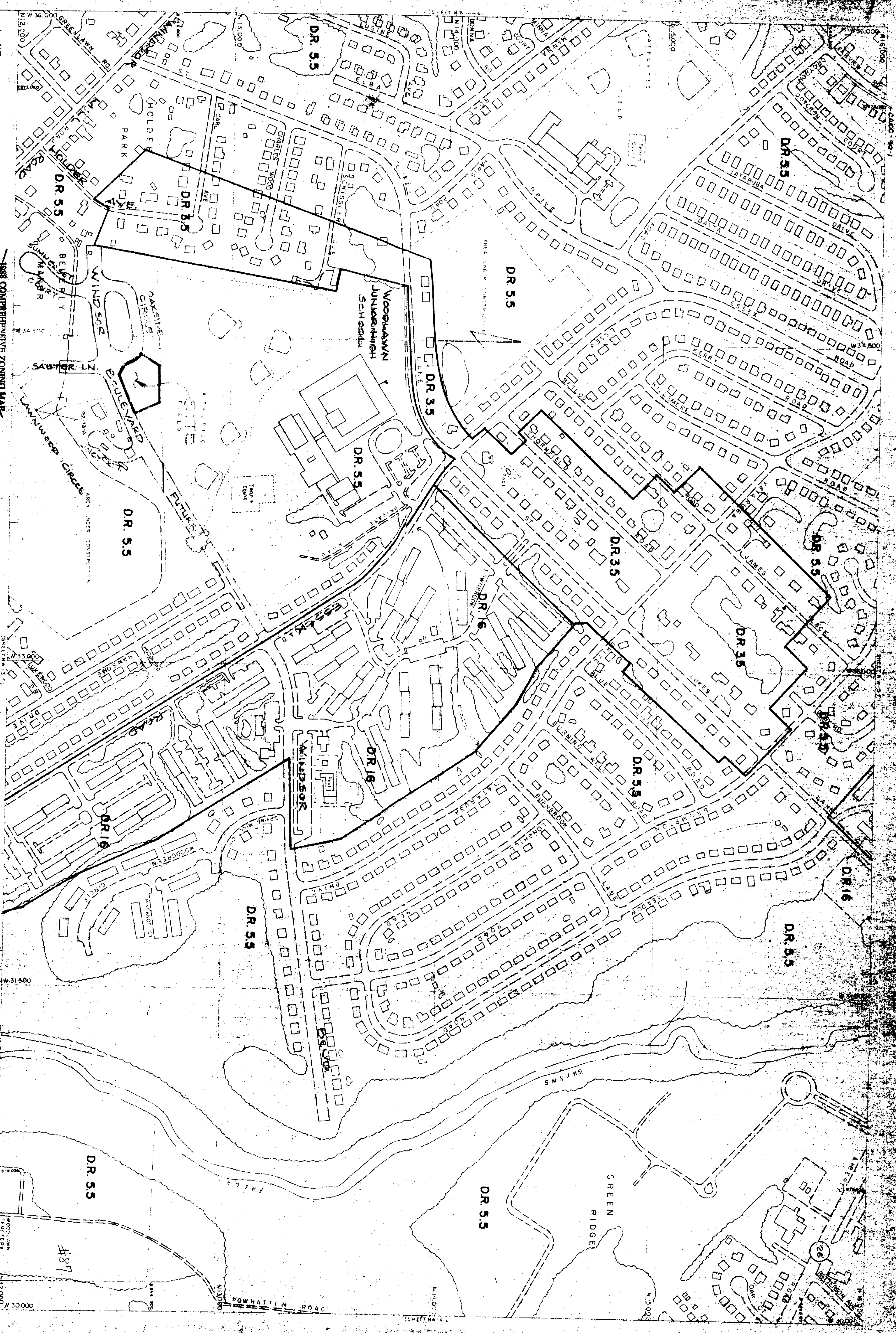
**1ST AMENDED
FINAL DEVELOPMENT PLAN
"WINDSOR MILL MANOR"**

2nd ELECTION DISTRICT BALTIMORE CO., MD
SCALE: AS SHOWN DATE: FEBRUARY 24, 1989
SHEET 2 OF 2

OWNER/DEVELOPER
J.M.L. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

OFFICE OF PLANNING AND ZONING
APPROVED BY
DIRECTOR OF PLANNING
ZONING COMMISSIONER
DATE

W. DUVALL & ASSOCIATES, INC.
BUSINESS DEVELOPMENT, LANDSCAPE ARCHITECTURE, LAND PLANNING
530 East Joppa Road
Towson, Maryland 21204
(410) 281-5571



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO CORRECT ERRORS BY PHOTOGRAPHIC METHODS
BY MICHAEL HOBBS, INC. BALTIMORE, MD 21210

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 11, 1972
BY MICHAEL HOBBS, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1972 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON OCTOBER 11, 1972
BY MICHAEL HOBBS, INC. BALTIMORE, MD 21210

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1985
LOCATION	MILFORD AREA
SHEET	N.W. 4-F



PREPARED BY AIR PHOTOGRAPHICS, INC.
WASHINGTON, D. C. 20001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
LOCATION SHEET
DATE OF PHOTOGRAPHY
JANUARY 1986
MILFORD AREA
NW 4-F

#37

96-91-SPH

IN RE: PETITION FOR SPECIAL HEARING *
N/S Windsor Blvd. 50 ft. +/-
from c/l Oakside Circle
Lots 38,39,40 Windsor Mill Manor
2nd Election District
2nd Councilmanic District
Legal Owner: J.M.L.Dev. Corp.
Contract Purchaser: Ricklin
Homes, Inc.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 96-91-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for three lots in the Windsor Mill Manor subdivision, a community of single family dwellings located in the Woodlawn section of Baltimore County. The Petition is filed by J.M.L. Development Corporation, property owner and Ricklin Homes, Inc., builder. Special Hearing relief is requested to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend the building envelopes and orientation of proposed dwellings on lots 38, 39 and 40.

Appearing at the requisite public hearing held for this case was Linas Zubkus, on behalf of J.M.L. Development Corporation. There were no Protestants or other interested persons present.

Examination of the site of the First Amended Final Development Plan submitted (Petitioner's Exhibit No. 1) shows that the subject subdivision comprises approximately 12.15 acres in net area zoned D.R.5.5. As noted above, this is a subdivision of single family dwellings, located not far from Woodlawn Junior High School in western Baltimore County. Mr. Zubkus indicated that much of the subdivision has been built out, however, several unimproved lots remain. Three of the subject lots are designated on the site plan as Nos. 38, 39 and 40. These lots are on the north side of the property, north of Windsor Boulevard and just south of the tract boundary separating the property from the junior high school.

Mr. Zubkus indicated that when the initial Final Development Plan was submitted, the building envelopes and house orientations shown on the plan indicated that the dwellings proposed for those three lots would face the school property. Upon build out of the subdivision, the developer and builder determined that the orientation of the houses should be rotated 180 degrees. As shown on the amended plan, the houses will now front Windsor Boulevard. Vehicular access to lots 38 and 39 will be by way of a driveway and curb cut on Windsor Mill Boulevard. Vehicular access to lot 40 will be by way of a side driveway, from Oakside Circle.

Mr. Zubkus indicated that the requested amendment of the development plan was consistent with the spirit and intent of the BCZR and will not in any way detrimentally affect the surrounding locale. It is to be noted that the Office of Planning and Zoning supports the request, as stated in its Zoning Plans Advisory Committee (ZAC) comment. The Development Plans Review Division also notes no opposition to the request with the exception of a requested note that provides that no driveways will access Windsor Boulevard other than for these three subject lots. A grant of the relief requested would not be contrary to this restriction and is acceptable to Mr. Zubkus.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 502 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. It is clear that the change to the plan is minor in nature and represents an improvement to the overall scheme of the development of this subdivision. I shall condition the granting of the relief requested to require adherence to the ZAC comment from the Development Plans Review Division. With the exception of lots 38, 39 and 40, no driveways shall be allowed to enter the proposed Windsor Boulevard.

-2-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of October, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the building envelopes and orientation of proposed dwellings on lots 38, 39 and 40, pursuant to the First Amended Final Development Plan for Windsor Mill Manor, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return and be responsible for returning, said property to its original condition.

2. Compliance with the ZAC comment submitted by the Development Plans Review Division dated September 15, 1995 are adopted in their entirety and made a part of this Order.

ORDER RECEIVED FOR FILING
Date 10/10/95
By [Signature]

LES:mm

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

October 18, 1995

(410) 887-4386

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Mr. Linas Zubkus
Vice President
J.M.L. Development Corporation
101 Chestnut St., Suite 110
Gaithersburg, Md. 20877

RE: Petitions for Special Hearing
JML Dev. Corp. Legal Owner
Ricklin Homes, Inc., Contract Purchaser
Case No. 96-91-SPH

Dear Mr. Zubkus:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals clerk at 887-3553.

Very truly yours,
[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm
att.



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at Windsor Mill Manor
which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to approve the
1st Amended Final Development
plan for Windsor Mill Manor, to
amend lots 38, 39 and 40.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:
Ricklin Homes, Inc.
Mr. Richard Kirby, President
Signature
14515 Partnership Road
Poolesville, MD 20837
City State Zip

Legal Owner:
J.M.L. Development Corp.
Mr. Linas Zubkus, Vice President
Signature
101 Chestnut St. Suite 110 (301)948-2919
Gaithersburg, MD 20877

Mr. Richard Kirby
14515 Partnership Rd. (301)948-9300
Address Phone No.

Mr. Richard Kirby
14515 Partnership Rd. (301)948-9300
Address Phone No.

ESTIMATED LENGTH OF HEARING

ALL the following dates: OTHER: Real Time Month

REVIEWED BY: DATE: 8/24/95

87

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

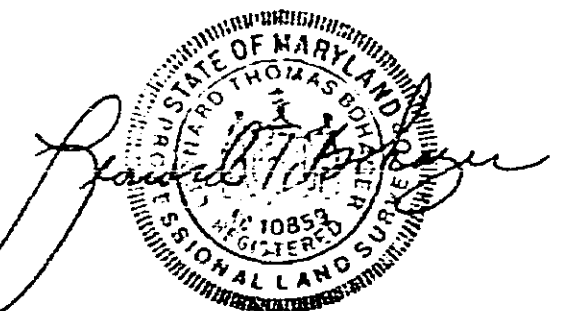
ZONING DESCRIPTION PART OF WINDSOR MILL MANOR 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point being North 16 degrees 41 minutes 51 seconds East 60.16 feet from the centerline intersection of Windsor Boulevard, 70 feet wide, and Oakside Circle, variable width, said point being designated as coordinate point No. 18 all as shown on a plat entitled "Flat Two Windsor Mill Manor" and recorded among the Land Records of Baltimore County in Plat Book S.M. 62 folio 45; thence

1. Northerly 115.86 feet along a non-tangent curve concave to the west having a radius of 125.00 feet (the chord of said arc being North 34 degrees 59 minutes 23 seconds West 111.76 feet); thence
2. North 33 degrees 57 minutes 55 seconds East 78.77 feet; thence
3. North 87 degrees 10 minutes 48 seconds East 172.00 feet; thence
4. South 24 degrees 53 minutes 02 seconds East 114.22 feet; thence
5. Westerly 197.00 feet along a non-tangent curve concave to the north having a radius of 1655.00 feet (the chord of said arc being South 68 degrees 30 minutes 21 seconds West 196.85 feet); thence
6. North 57 degrees 53 minutes 00 seconds West 19.58 feet to the point of beginning.

CONTAINING 0.699 acres of land, more or less.

87



8-14-95

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 8/24/95
Posted for: Special Hearing
Petitioner: Ricklin Homes
Location of property: Lots 38, 39, 40 Windsor Mill Manor
Location of Signs: Along road on private property
Remarks:
Posted by: [Signature] Date of return: 9/24/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/29, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106 of the County Courthouse, 400 Washington Avenue, in Towson, Maryland 21204, on the following date and time:
Date: 10/10/95 (9:00 AM to 12:00 PM)
Location: Room 106, 400 Washington Avenue, Towson, Maryland 21204
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
Hearing: Public
October 13, 1995 at 11:00 A.M. in the 106 County Office Building
Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39 and 40.
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
NOTES: (1) Persons desiring to speak at the hearing should file a written statement with the Zoning Commissioner by October 10, 1995.
(2) For information concerning the filing of a Petition, please call 887-3553.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 9/24/95 ACCOUNT: 8801-615-001
96-91-SPH
AMOUNT: \$ 185.00
RECEIVED FROM: J.M.L. Dev. Corp.
FOR: 35 TRUCK JRF
\$ 185.00
VALIDATION OR SIGNATURE OF CASHIER
[Signature]

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 87
Petitioner: Ricklin Homes, Inc.
Location: Windsor Mill Manor; Windsor Blvd. & Sauter Lane.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Mr. Richard Kirby
ADDRESS: 14515 Partnership Road
Poolesville, MD 20837
PHONE NUMBER: (301) 948-2919, 948-9300

AJ:ggg

(Revised 04/09/93)

September 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-91-SPH (Item 87)
Lots 38, 39, and 40, Windsor Mill Manor
N/S Windsor Boulevard, 50' +/- from c/l Oakside Circle
2nd Election District - 2nd Councilmanic
Legal Owner: J.M.L. Development Corporation
Contract Purchaser: Ricklin Homes, Inc.
HEARING: FRIDAY, OCTOBER 13, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the First Amended Final Development Plan for Windsor Mill Manor, to amend lots 38, 39, and 40.

Arnold Jablon
Director

cc: J. M. L. Development Corporation
Richard Kirby/Ricklin Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

October 6, 1995

Linas Zubkus, Vice President
J. M. L. Development Corp.
101 Chestnut St., Suite 110
Gaithersburg, MD 20877

RE: Item No.: 87
Case No.: 96-91-SPH
Petitioner: J. M. L. Development

Dear Mr. Zubkus:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

TO: Arnold Jablon, Director, PDM DATE: September 11, 1995

FROM: Pat Keller, Director, OP

SUBJECT: Windsor Mill Manor

INFORMATION:

Item Number: 87
Petitioner: J.M.L. Development Corporation
Property Size: _____
Zoning: DB-5.5
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMNDP.

Prepared by: Jeffrey M. Long

Division Chief: Cheryl Kline

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Item No. 087

The Development Plans Review Division has reviewed the subject zoning item. Please add the following note to Sheet 2 of 2 of the 1st Amended F.D.P. With the exception of Lots #38, 39 and 40, no driveways are to enter proposed Windsor Boulevard.

RWB:ew

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW Zoning Agenda:

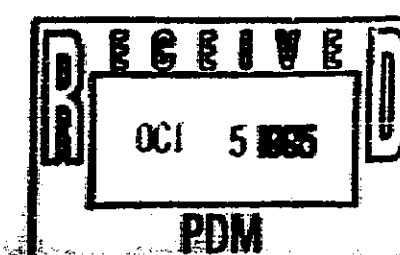
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88, 90, 91 AND 92.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1106F

cc: File



INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

DATE: Sept. 14

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9-5-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:
81
82
83
84
85
86
87
88
89
90
91
92

LS:sp

LETTY2/DEPRM/TXTSBP

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 087(JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

LEGEND

EXIST. CURTOUT	72"
PROP. CURTOUT	72"
SIDE LINE	---
EXIST. WELL	○
PROP. MAIL PAD	□
PROP. TRASH PAD	□
PROP. STREET LIGHT	▲
PROP. FIRE HYDRANT	⊗
PROP. CURB & GUTTER	=====
EXIST. CURB & GUTTER	=====
DENOTES LOT NUMBER	(16)
PROP. SCREENING	~~~~~
TRACT BOUNDARY LINE	=====
SUBDIVISION BOUNDARY LINE	-----

Open Space:
Required - 43 units x 650 S.F./unit = 27,950 s.f.
Proposed - 29,560 s.f. of open space is provided on the plan.

Parking:
Required - 2 offstreet spaces/unit x 43 units = 86 spaces
Proposed - 86 offstreet spaces

Landscaping:
Required - 1 tree/unit x 43 units = 43 trees
50% Major Deciduous
30% Evergreen Trees
Proposed - See Landscape Plan

A.D.T.'s:
Estimated Average Daily Trips (A.D.T.'s)
43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BALTIMORE COUNTY BOARD OF EDUCATION
W.J.R. 3653/379
ZONED R.R.55
USE: WOODLAWN JR HIGH SCHOOL

NOTE:
ALL EXISTING STRUCTURES ONSITE ARE TO BE
RAZED EXCEPT EX. DWELLINGS ON LOTS 7 AND 28.

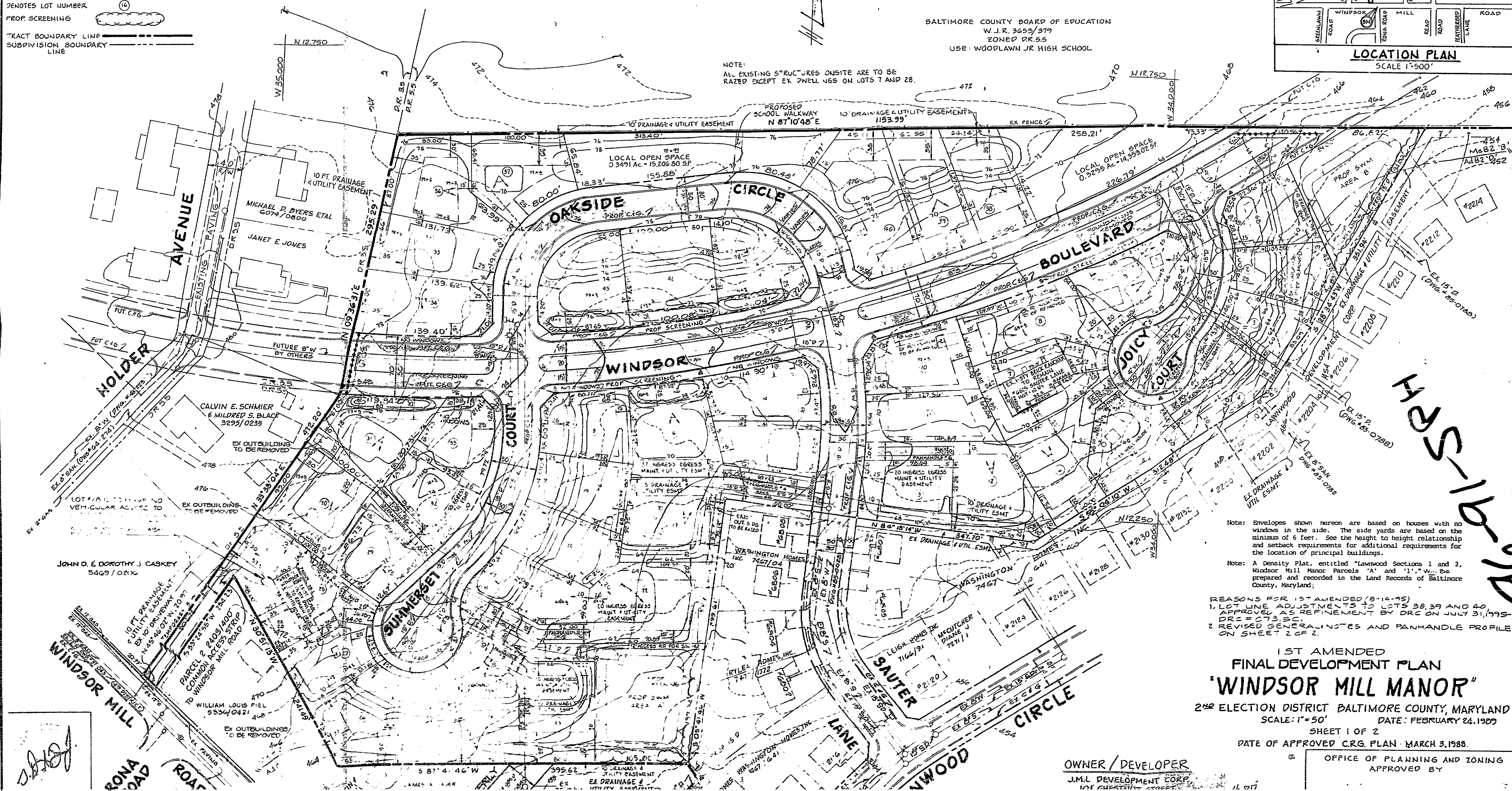
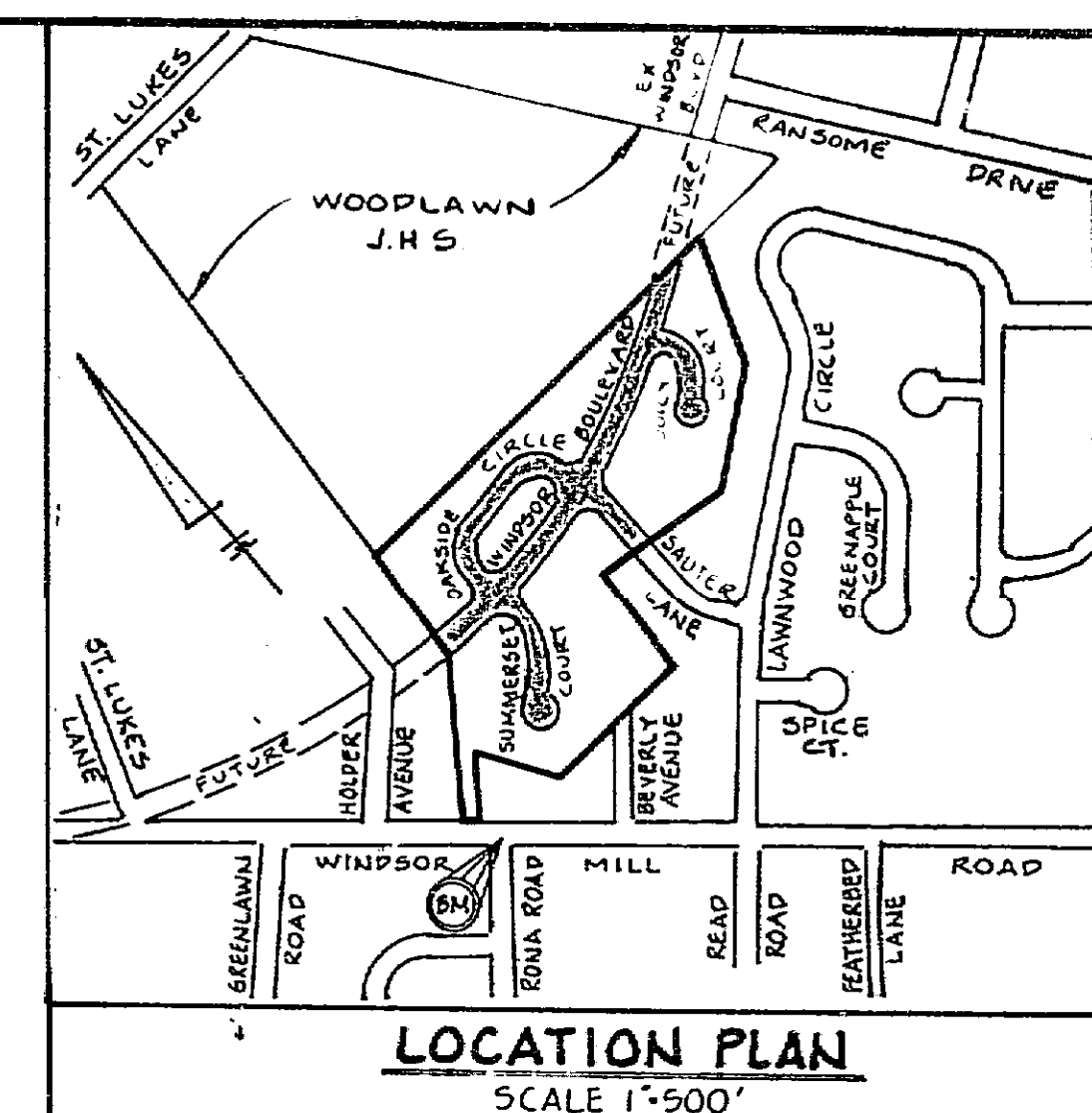
BENCH MARK

BALTO CO X-439C ELEV. 465.30
GALVANIZED 5" KE IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD

Site Data

1. Gross Acreage: 13.8285 Ac. ±
2. Net Acreage: 12.1594 Ac. ±
3. Existing Zoning: D.R. 5.5
4. Proposed Zoning: D.R. 5.5
5. Census Tract: 40204.0A
6. Watershed: Gwynns Falls
7. Subwatershed: No. 70
8. Deed of Ownership: S M 7746/671
9. Tax Account No.: 02-0219000254, 02-0219000

Site Data



Note: Envelopes shown hereon are based on houses with no windows in the side. The side yards are based on the minimum of 6 feet. See the height to height relationship and setback requirements for additional requirements for the location of principal buildings.

Note: A Density Plat, entitled "Lawnwood Sections 1 and 2, Windsor Mill Manor Parcels 'A' and '1'," will be prepared and recorded in the Land Records of Baltimore County, Maryland:

REASONS FOR 1ST AMENDED (8-14-95)
1. LOT LINE ADJUSTMENTS TO LOTS 38, 39 AND 40.
APPROVED AS REFINEMENT BY DRC ON JULY 31, 1995.
DRC # 073, SC.
2. REVISED GENERAL NOTES AND PANHANDLE PROFILE
ON SHEET 2 OF 2.

1ST AMENDED
FINAL DEVELOPMENT PLAN
"WINDSOR MILL MANOR"

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 24, 1988

SHEET 1 OF 2

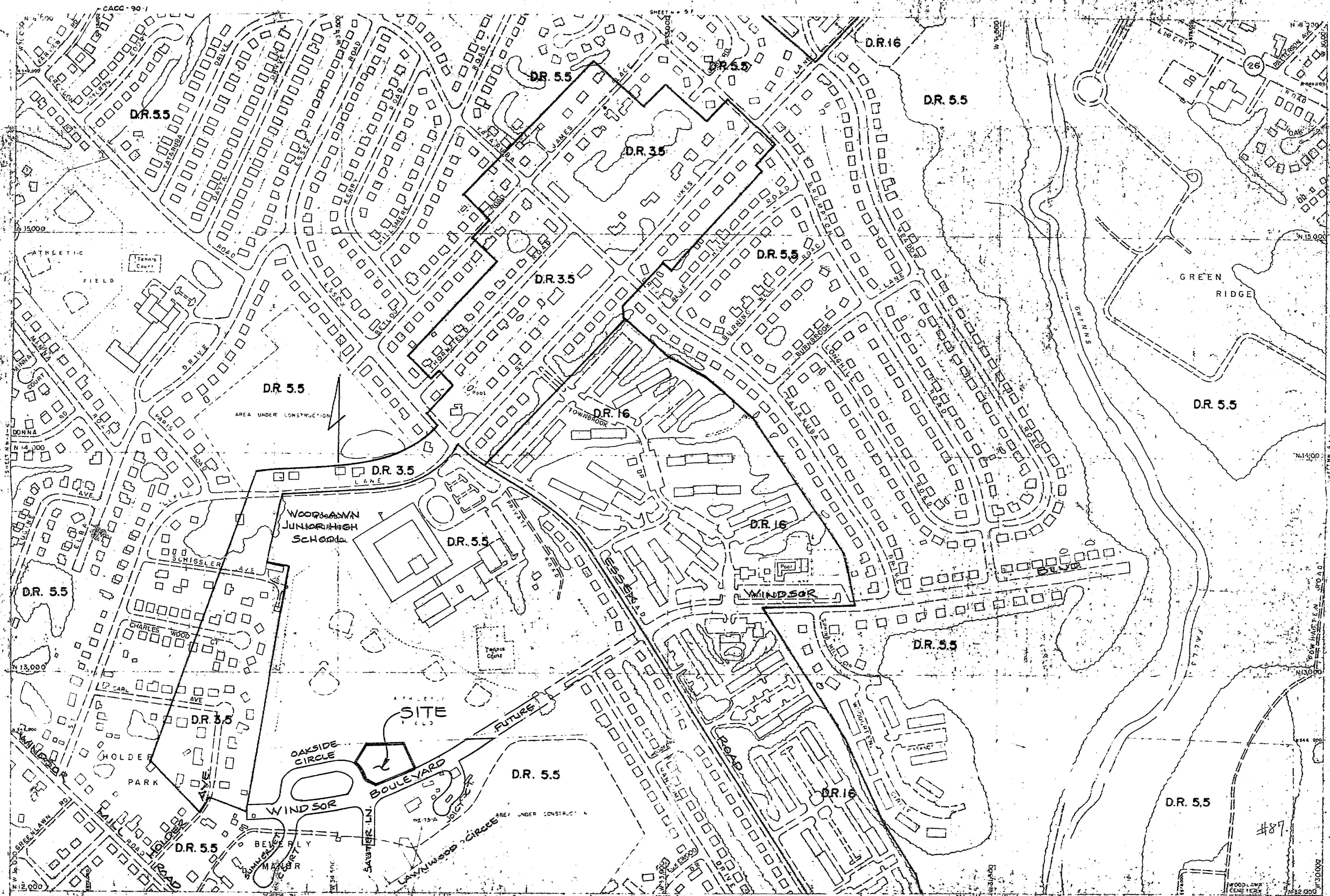
DATE OF APPROVED CRG. PLAN - MARCH 3, 1988

OWNER / DEVELOPER

J.M.I. DEVELOPMENT CORP.
101 CHESTNUT STREET

OFFICE OF PLANNING AND ZONING
APPROVED BY

01 47 04 4



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council June 15, 1992	SCALE 1" = 200'	LOCATION MILFORD AREA	SHEET #87
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
MILFORD
AREA

SHEET
NW
4-F

445-16-96

#87

40.